Stockton Services
247 Landing Road
Hampton, NH 03842
603 929-7404

Vic and Gina Odryna
5 Juniper Lane
Hampton, NH 03842

Statement 11/03/21

Locus: 640 Long John Road, Rye

Research and consult re:
Purchase and potential expansion . . . . . .$ 400.00

Balance due . . . . . $ 400.00

Thank you.

Tocky

Property Location 640 LONG JOHN ROAD | Map ID 016/ 144/ 001/ / | Bldg Name | State Use 1010
Vision ID 2647 | Account # 002647 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 05-19-2021 7:42:18 P

CURRENT OWNER

YOUNG MAYNARD L JR
YOUNG JOAN
640 LONG JOHN ROAD

RYE NH 03870

TOPO	UTILITIES	STRT / ROAD	LOCATION
4 Rolling	2 Public Water	1 Paved	2 Suburban
	6 Septic		

SUPPLEMENTAL DATA

Alt Prcl ID		FEMA 05 L	500
REX		FEMA 15 L	
ACCT NU	2643	FEMA 05 I	
COLOR	BEIGE	FEMA 15 I	
LAND	VA-LAND-RESD	PRECINC	4:
BLDG	VA-BLDG-RESD		
GIS ID		Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	267,200	267,200
RES LAND	1010	316,600	316,600
RESIDNTL	1010	15,400	15,400
CU LAND	7220	14,900	400
Total		614,100	599,600

2231

RYE, NH

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
YOUNG MAYNARD L JR	3494	0887	08-04-2000	U	I	0	38

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2020	1010	267,200	2020	1010	267,200	2019	1010	267,200
	1010	316,600		1010	316,600		1010	316,600
	1010	15,400		1010	15,400		1010	15,400
	7200	400		7200	400		7200	400
	Total	599600		Total	599600		Total	599600

EXEMPTIONS

Year	Code	Description	Amount
1971	VETR	VETERAN REGULAR	500.00
		Total	500.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	264,300
Appraised Xf (B) Value (Bldg)	2,900
Appraised Ob (B) Value (Bldg)	15,400
Appraised Land Value (Bldg)	331,500
Special Land Value	400
Total Appraised Parcel Value	614,100
Valuation Method	C
Total Appraised Parcel Value	614,100

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

2001 ABATMT LAND ADJ-WET
2003-LOT LINE REV PER PLAN 28454
CU-4-1-86 BY MAYNARD & JOAN YOUNG
2157/0193 INCL 18-76 2006
(1) 5P BTH 1 3 P BTH1 2 P BTH*ADDJETTUB
CORRECT GRADE
2006-23.8 CNSVTN ESMENT BK 4970 PG 835
CONS COMM FOR $137,000.
2017: REM WHIRLPOOL TUB

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-21-2017	MO			25	Revaluation Field Review
08-18-2012	KR			20	Update FR
12-05-2011	VM	08		02	Measur+2Visit
11-09-2011	VM	08		01	Measur+1Visit
11-21-2005	TH			00	Measur+Listed
11-06-2001	SS			40	Hring No Chng
05-14-2001	KD			00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1010	SINGLE FAM M	SRE		43,560	SF	5.81	1.00000	1	1.00	60	1.250			1.0000	7.26	316,400
1	7220	WET CONS ES	SRE		23.800	AC	10,000	1.00000	0	0.05	60	1.250	CNSVTN EASMENT		1.0000	625	14,900
1	1010	SINGLE FAM M	SRE		1.040	AC	125	1.00000	0	1.00	60	1.250			1.0000	156.25	200
		Total Card Land Units			25.840	AC	Parcel Total Land Area			25.8400						Total Land Value	331,500

Property Location	640 LONG JOHN ROAD		Map ID	016/ 144/ 001/ /		Bldg Name	State Use 1010
Vision ID 2647		Account # 002647		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 05-19-2021 7:42:18 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	04	Cape Cod
Model	01	Residential
Grade:	05	Average +25
Stories:	1.75	1 3/4 Stories
Occupancy	1	
Exterior Wall 1	25	VinylClapboard
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2	14	Carpet
Heat Fuel	02	Oil
Heat Type:	05	Hot Water
AC Type:	03	Central
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	2	
Total Half Baths	1	
Total Xtra Fixtrs		
Total Rooms:	7	7 Rooms
Bath Style:	02	Average
Kitchen Style:	03	Modern

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

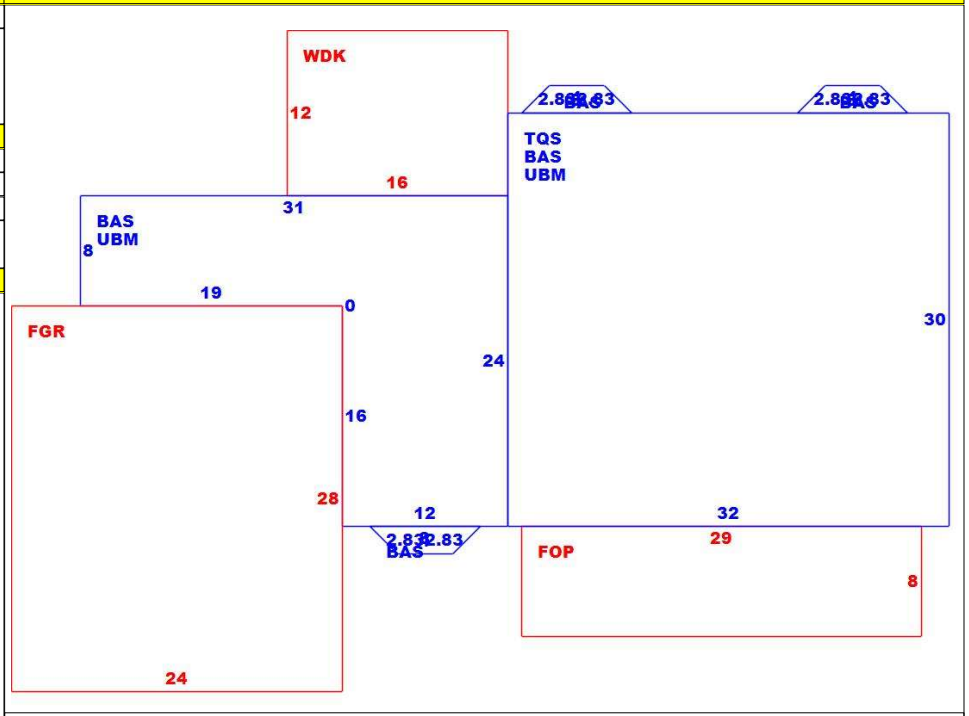
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	314,670
Year Built	1998
Effective Year Built	2001
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
Cns Sect RcnId	264,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



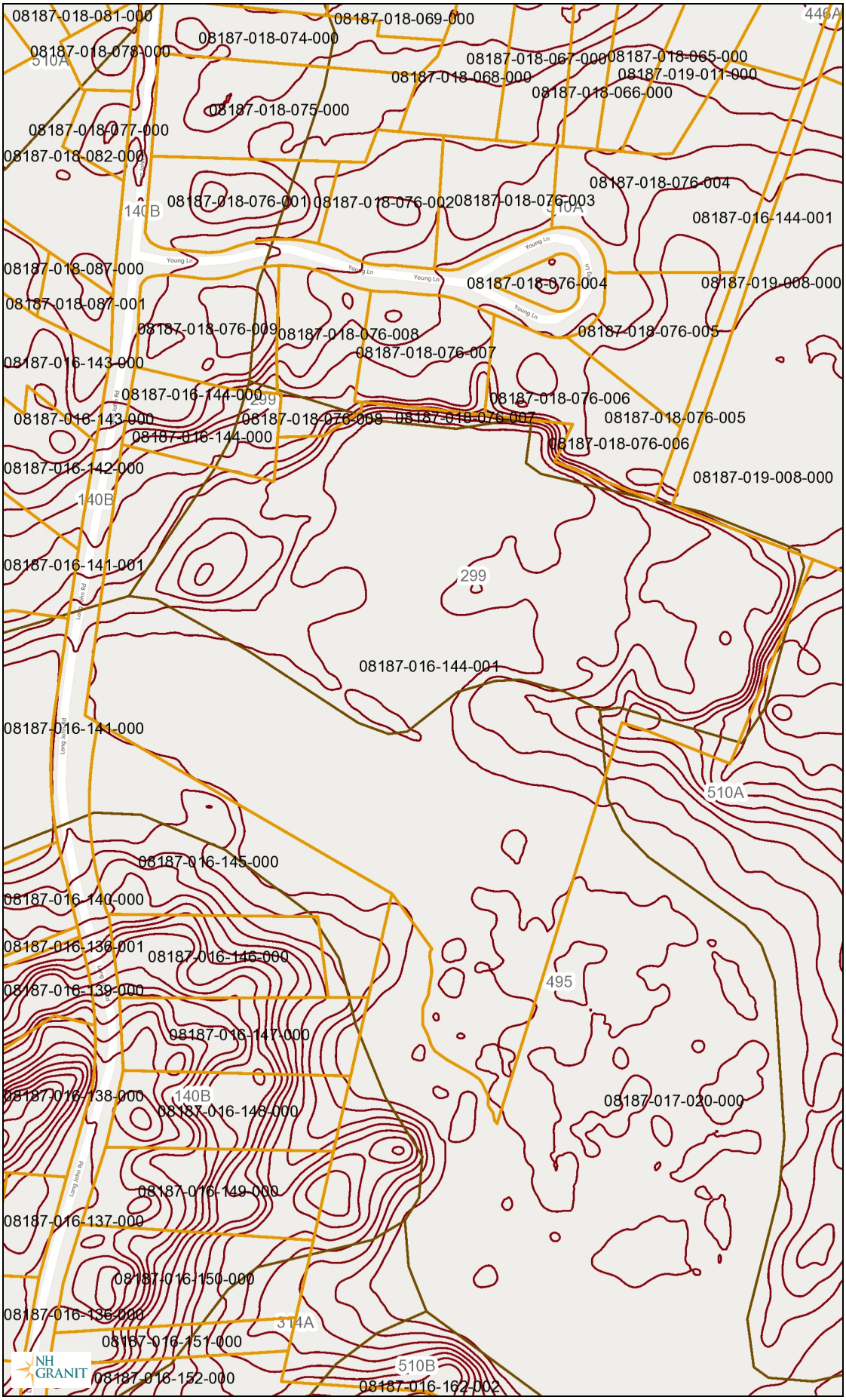
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BRN1	BARN - 1 STO	L	660	23.00	2001		75		0.00	11,400
FPL3	2 STORY CHI	B	1	3500.00	2001		84		0.00	2,900
RPV3	PAVING - LG	L	1	4000.00			100		0.00	4,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,436	1,436	1,436	109.30	156,955
FGR	Garage,Framed	0	672	235	38.22	25,686
FOP	Porch, Open	0	232	46	21.67	5,028
TQS	Three Quarter Story	720	960	720	81.98	78,696
UBM	Basement, Unfinished	0	1,400	280	21.86	30,604
WDK	Deck, Wood/Vinyl	0	192	19	10.82	2,077
	Ttl Gross Liv / Lease Area	2,156	4,892	2,736		299,046

Map by NH GRANIT



Legend

Parcels - polygons
- Parcel Polygons
- Attributes for Additional Lines

Soil Series

Map Scale

1: 3,247

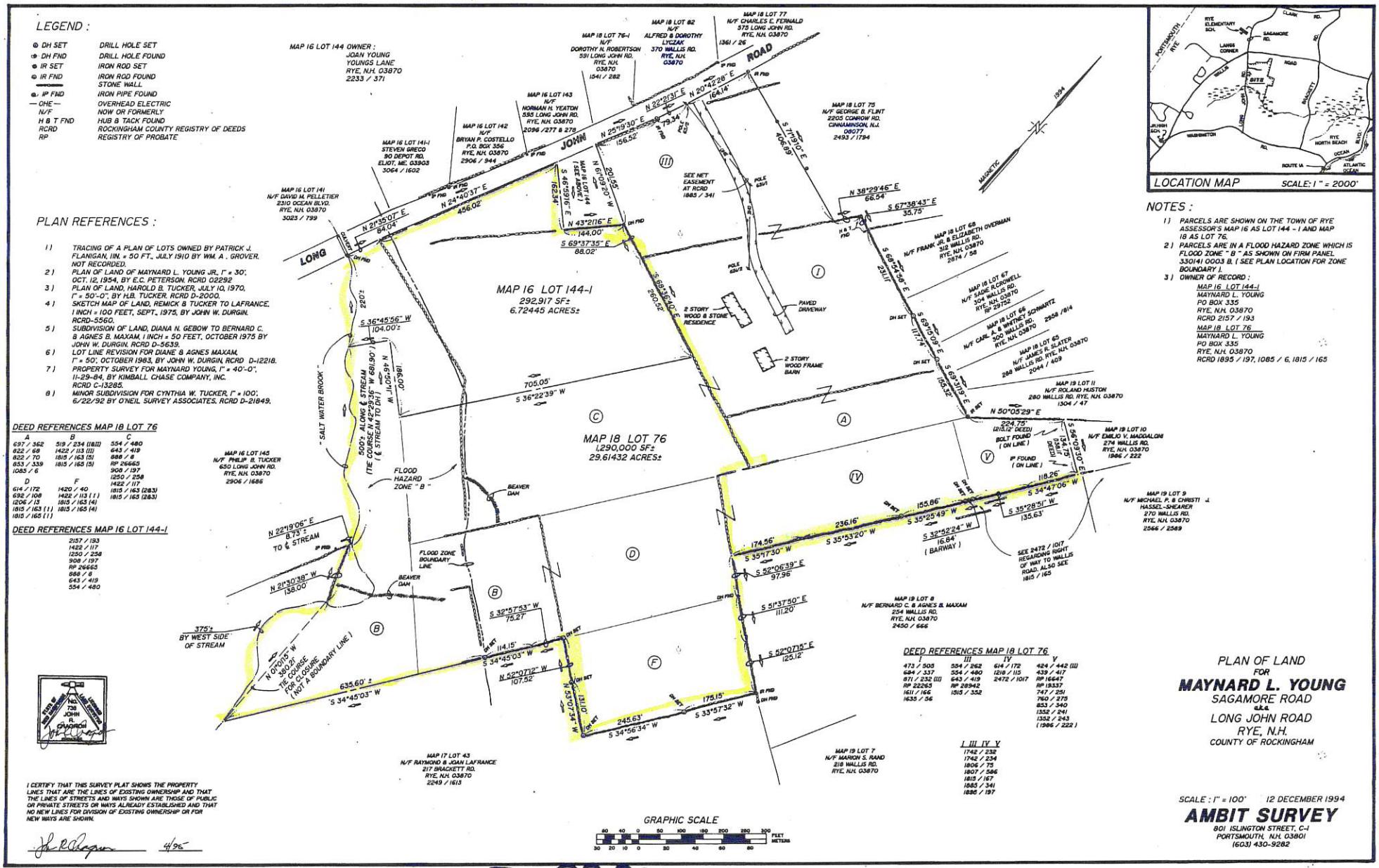
© NH GRANIT, www.granit.unh.edu

Map Generated: 10/29/2021

Notes

50 0 25 50 100
1" = 50 FEET
FLAGGED WETLAND AREA
UPLAND AREA
WOODS ROAD

C015554


LEGEND :
⊕ DH SET DRILL HOLE SET
⊕ DH FND DRILL HOLE FOUND
● IR SET IRON ROD SET
● IR FND IRON ROD FOUND
STONE WALL
● IP FND IRON PIPE FOUND
— OHE — OVERHEAD ELECTRIC
N/F NOW OR FORMERLY
H & T FND HUB & TACK FOUND
RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
RP REGISTRY OF PROBATE
PLAN REFERENCES :
1) TRACING OF A PLAN OF LOTS OWNED BY PATRICK J. FLANIGAN, IIN. = 50 FT., JULY 1910 BY WM. A. GROVER. NOT RECORDED.
2) PLAN OF LAND OF MAYNARD L. YOUNG JR., 1" = 30', OCT. 12, 1954, BY E.C. PETERSON, RCRD D2292
3) PLAN OF LAND, HAROLD B. TUCKER, JULY 10, 1970, 1" = 50'-0", BY H.B. TUCKER, RCRD D-2000.
4) SKETCH MAP OF LAND, REMICK & TUCKER TO LAFRANCE, 1 INCH = 100 FEET, SEPT., 1975, BY JOHN W. DURGIN. RCRD-5560.
5) SUBDIVISION OF LAND, DIANA N. GEBOW TO BERNARD C. & AGNES B. MAXAM, 1 INCH = 50 FEET, OCTOBER 1975 BY JOHN W. DURGIN. RCRD D-5639.
6) LOT LINE REVISION FOR DIANE & AGNES MAXAM, 1" = 50', OCTOBER 1983, BY JOHN W. DURGIN, RCRD D-12218.
7) PROPERTY SURVEY FOR MAYNARD YOUNG, 1" = 40'-0", 11-29-84, BY KIMBALL CHASE COMPANY, INC. RCRD C-13285.
8) MINOR SUBDIVISION FOR CYNTHIA W. TUCKER, 1" = 100', 6/22/92 BY O'NEIL SURVEY ASSOCIATES. RCRD D-21849.
DEED REFERENCES MAP 18 LOT 76
A: 697 / 362; 822 / 68; 822 / 70; 853 / 339; 1085 / 6
B: 519 / 234 (1811); 1422 / 113 (11); 1815 / 163 (5); 1815 / 165 (5)
C: 554 / 480; 643 / 419; 888 / 6; RP 26665; 908 / 197; 1250 / 258; 1422 / 117; 1815 / 163 (283); 1815 / 163 (283)
D: 614 / 172; 692 / 108; 1206 / 13; 1815 / 163 (1); 1815 / 165 (1)
F: 1420 / 40; 1422 / 113 (1); 1815 / 163 (4); 1815 / 165 (4)
DEED REFERENCES MAP 16 LOT 144-1
2157 / 193; 1422 / 117; 1250 / 258; 908 / 197; RP 26665; 888 / 6; 643 / 419; 554 / 480
MAP 16 LOT 144 OWNER : JOAN YOUNG, YOUNGS LANE, RYE, N.H. 03870, 2233 / 371
MAP 18 LOT 82 N/F ALFRED & DOROTHY LYCZAK 370 WALLIS RD. RYE, N.H. 03870
MAP 18 LOT 77 N/F CHARLES E. FERNALD 575 LONG JOHN RD. RYE, N.H. 03870 1361 / 26
MAP 18 LOT 76-1 N/F DOROTHY N. ROBERTSON 591 LONG JOHN RD. RYE, N.H. 03870 1541 / 282
MAP 18 LOT 143 N/F NORMAN H. YEATON 535 LONG JOHN RD. RYE, N.H. 03870 2096 /277 & 278
MAP 18 LOT 75 N/F GEORGE B. FLINT 2205 CONROW RD. CINNAMINSON, N.J. 08077 2493 / 1794
MAP 16 LOT 142 N/F BRYAN P. COSTELLO P.O. BOX 356 RYE, N.H. 03870 2906 / 344
MAP 16 LOT 141-1 STEVEN GRECO 90 DEPOT RD. ELIOT, ME. 03903 3064 / 1602
MAP 16 LOT 141 N/F DAVID M. PELLETIER 2310 OCEAN BLVD. RYE, N.H. 03870 3023 / 799
MAP 16 LOT 144-1 292,917 SF± 6.72445 ACRES±
MAP 18 LOT 76 1,290,000 SF± 29.61432 ACRES±
2 STORY WOOD & STONE RESIDENCE
2 STORY WOOD FRAME BARN
PAVED DRIVEWAY
SEE NET EASEMENT AT RCRD 1885 / 341
MAP 18 LOT 68 N/F FRANK JR. & ELIZABETH OVERMAN 312 WALLIS RD. RYE, N.H. 03870 2874 / 58
MAP 18 LOT 67 N/F SADIE R. CROWELL 304 WALLIS RD. RYE, N.H. 03870 RP 29752
MAP 18 LOT 66 N/F CARL A. & WHITNEY SCHWARTZ 300 WALLIS RD. RYE, N.H. 03870 2358 /814
MAP 18 LOT 65 N/F JAMES R. SLATER 288 WALLIS RD. RYE, N.H. 03870 2044 / 409
MAP 19 LOT 11 N/F ROLAND HUSTON 280 WALLIS RD. RYE, N.H. 03870 1504 / 47
MAP 19 LOT 10 N/F EMILIO V. MADDALONI 274 WALLIS RD. RYE, N.H. 03870 1946 / 222
MAP 19 LOT 9 N/F MICHAEL P. & CHRISTI J. HASSEL-SHEARER 270 WALLIS RD. RYE, N.H. 03870 2566 / 2569
MAP 19 LOT 8 N/F BERNARD C. & AGNES B. MAXAM 254 WALLIS RD. RYE, N.H. 03870 2450 / 666
MAP 19 LOT 7 N/F MARION S. RAND 218 WALLIS RD. RYE, N.H. 03870
MAP 17 LOT 43 N/F RAYMOND & JOAN LAFRANCE 217 BRACKETT RD. RYE, N.H. 03870 2249 / 1613
MAP 16 LOT 145 N/F PHILIP B. TUCKER 650 LONG JOHN RD. RYE, N.H. 03870 2906 / 1686
"SALT WATER BROOK"
500± ALONG ℄ STREAM (THE COURSE IS N 42°29'38" W 681.90') (℄ STREAM TO DH) AT ELEV. 49
FLOOD HAZARD ZONE "B"
FLOOD ZONE BOUNDARY LINE
BEAVER DAM
375'± BY WEST SIDE OF STREAM
635.60'±
N 0°01'15" W 380.21' TIE COURSE FOR CLOSURE (NOT A BOUNDARY LINE)
N 22°19'06" E 8.73'± TO ℄ STREAM
N 21°30'38" W 138.00'
N 24°40'37" E 456.02'
N 21°35'07" E 84.04'
S 46°39'16" E 262.4'
N 43°21'16" E 144.00'
S 69°37'35" E 88.02'
N 61°09'20" W 29.85'
N 25°19'30" E 156.52'
N 22°23'31" E 79.34'
N 20°42'28" E 164.14'
S 77°19'10" E 404.69'
S 67°38'43" E 35.75'
N 38°29'46" E 66.54'
S 68°54'58" E 231.11'
S 69°15'09" E 117.74'
S 69°31'19" E 165.32'
N 50°05'29" E 224.75' (215.12' DEED)
S 56°03'10" E 134.17' (134.18' DEED)
S 34°47'06" W 118.26'
S 35°28'51" W 135.63'
S 35°25'49" W 155.86'
S 35°53'20" W 236.16'
S 32°52'24" W 16.84' (BARWAY)
S 35°17'30" W 174.56'
S 52°06'39" E 97.96'
S 51°37'50" E 111.20'
S 52°07'15" E 125.12'
S 33°57'32" W 175.15'
N 52°07'12" W 245.63'
S 34°56'34" W
S 32°57'53" W 75.27'
S 34°45'03" W 114.15'
N 52°07'12" W 107.52'
S 34°45'03" W
SEE 2472 / 1017 REGARDING RIGHT OF WAY TO WALLIS ROAD. ALSO SEE 1815 / 165
DEED REFERENCES MAP 18 LOT 76
I: 473 / 505; 684 / 337; 871 / 232 (11); RP 22263; 1611 / 166; 1635 / 56
III: 554 / 248; 554 / 480; 643 / 419; RP 28942; 1313 / 332
IV: 614 / 172; 1216 / 115; 2472 / 1017
V: 424 / 442 (11); 439 / 417; RP 16647; RP 19337; 747 / 251; 760 / 375; 853 / 340; 1352 / 241; 1352 / 243 (1946 / 222)
I III IV V: 1742 / 232; 1742 / 234; 1806 / 75; 1807 / 586; 1815 / 167; 1885 / 341; 1886 / 197
MAGNETIC
1994
I certify that this survey plat shows the property lines that are the lines of existing ownership and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new lines for division of existing ownership or for new ways are shown.
4/95
GRAPHIC SCALE
80 40 0 50 100 150 200 250 300 FEET
30 20 10 0 30 40 60 80 METERS
LOCATION MAP
RYE ELEMENTARY SCH.
CLARK RD.
SAGAMORE RD.
LANGS CORNER
WALLIS ROAD
SITE
PORTSMOUTH
RYE
JAMES
LONG JOHN
BRACKETT
WASHINGTON
RYE NORTH BEACH
OCEAN
ROUTE 1A
ATLANTIC OCEAN
SCALE: 1" = 2000'
NOTES :
1) PARCELS ARE SHOWN ON THE TOWN OF RYE ASSESSOR'S MAP 16 AS LOT 144 - 1 AND MAP 18 AS LOT 76.
2) PARCELS ARE IN A FLOOD HAZARD ZONE WHICH IS FLOOD ZONE " B " AS SHOWN ON FIRM PANEL 330141 0003 B, (SEE PLAN LOCATION FOR ZONE BOUNDARY).
3) OWNER OF RECORD :
MAP 16 LOT 144-1
MAYNARD L. YOUNG
PO BOX 335
RYE, N.H. 03870
RCRD 2157 / 193
MAP 18 LOT 76
MAYNARD L. YOUNG
PO BOX 335
RYE, N.H. 03870
RCRD 1895 / 197, 1085 / 6, 1815 / 165
PLAN OF LAND FOR MAYNARD L. YOUNG SAGAMORE ROAD a.k.a. LONG JOHN ROAD RYE, N.H. COUNTY OF ROCKINGHAM
SCALE : 1" = 100' 12 DECEMBER 1994
AMBIT SURVEY
801 ISLINGTON STREET, C-1
PORTSMOUTH, N.H. 03801
(603) 430-9282

D-23891

May 14 3 15 PM '98 0030250 MAY 14 3:15 PM '98

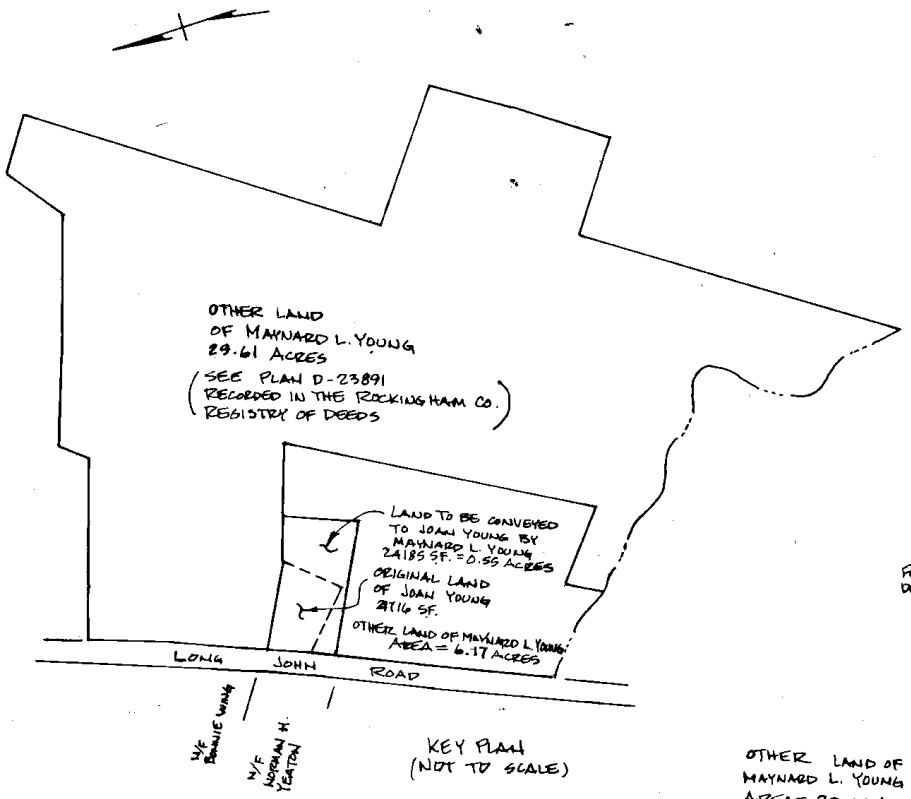
ENGINEER:
R.B. MOORES
1 KIMBERLY DRIVE
NO. HAMPTON, N.H.

RYE PLANNING BOARD APPROVAL
Donald Hoffman - Chairman 5-4-98

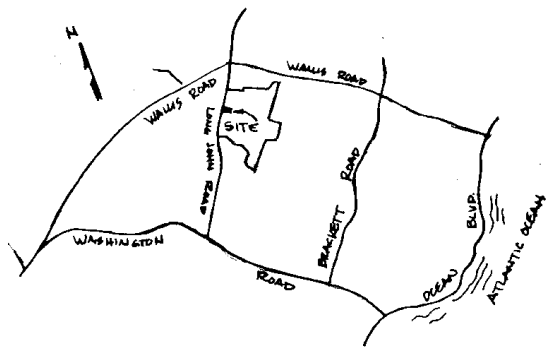
OWNERS OF RECORD:
MAYNARD L. YOUNG, MAP 16 LOT 14
MAP 18 LOT 76
JOAN YOUNG MAP 16 LOT 14

ZONING DISTRICT: SINGLE RESIDENCE
MIN. LOT AREA: 44000 S.F.
MIN. FRONTAGE: 150 FEET

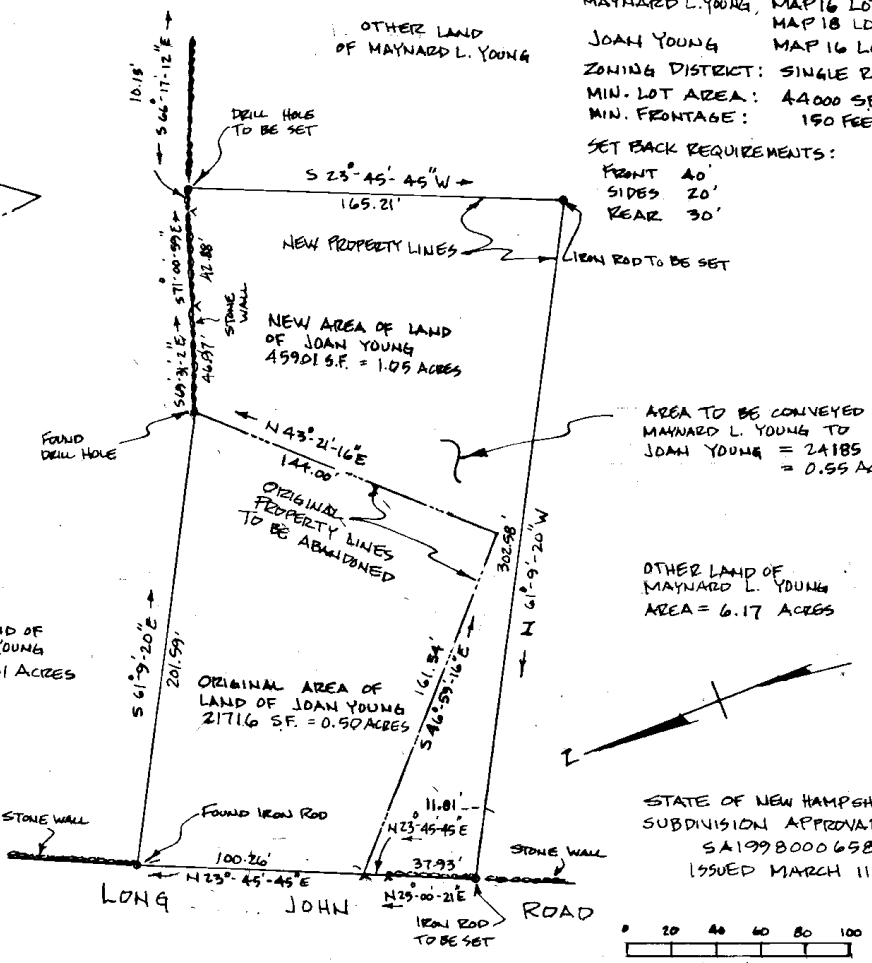
SET BACK REQUIREMENTS:
FRONT 40'
SIDES 20'
REAR 30'


OTHER LAND
OF MAYNARD L. YOUNG
29.61 ACRES
(SEE PLAN D-23891
RECORDED IN THE ROCKINGHAM CO.
REGISTRY OF DEEDS)
LAND TO BE CONVEYED TO JOAN YOUNG BY MAYNARD L. YOUNG 24185 S.F. = 0.55 ACRES
ORIGINAL LAND OF JOAN YOUNG 21716 S.F.
OTHER LAND OF MAYNARD L. YOUNG AREA = 6.17 ACRES
LONG JOHN ROAD
W/F BONNIE WANG
W/F NORMAN H. YEATON

KEY PLAN
(NOT TO SCALE)



LOCATION PLAN
(NOT TO SCALE)



0 20 40 60 80 100
1"=40'

STATE OF NEW HAMPSHIRE
SUBDIVISION APPROVAL NUMBER
SA1998000658
ISSUED MARCH 11, 1998

ERROR OF CLOSURE IS LESS THAN ONE PART IN 10000. I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS PLAN IS ACCURATE AND IS IN ACCORDANCE WITH PROVISIONS SET FORTH IN RSA 356 B:20

Ronald R. Moores

NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 468 RONALD R. MOORES

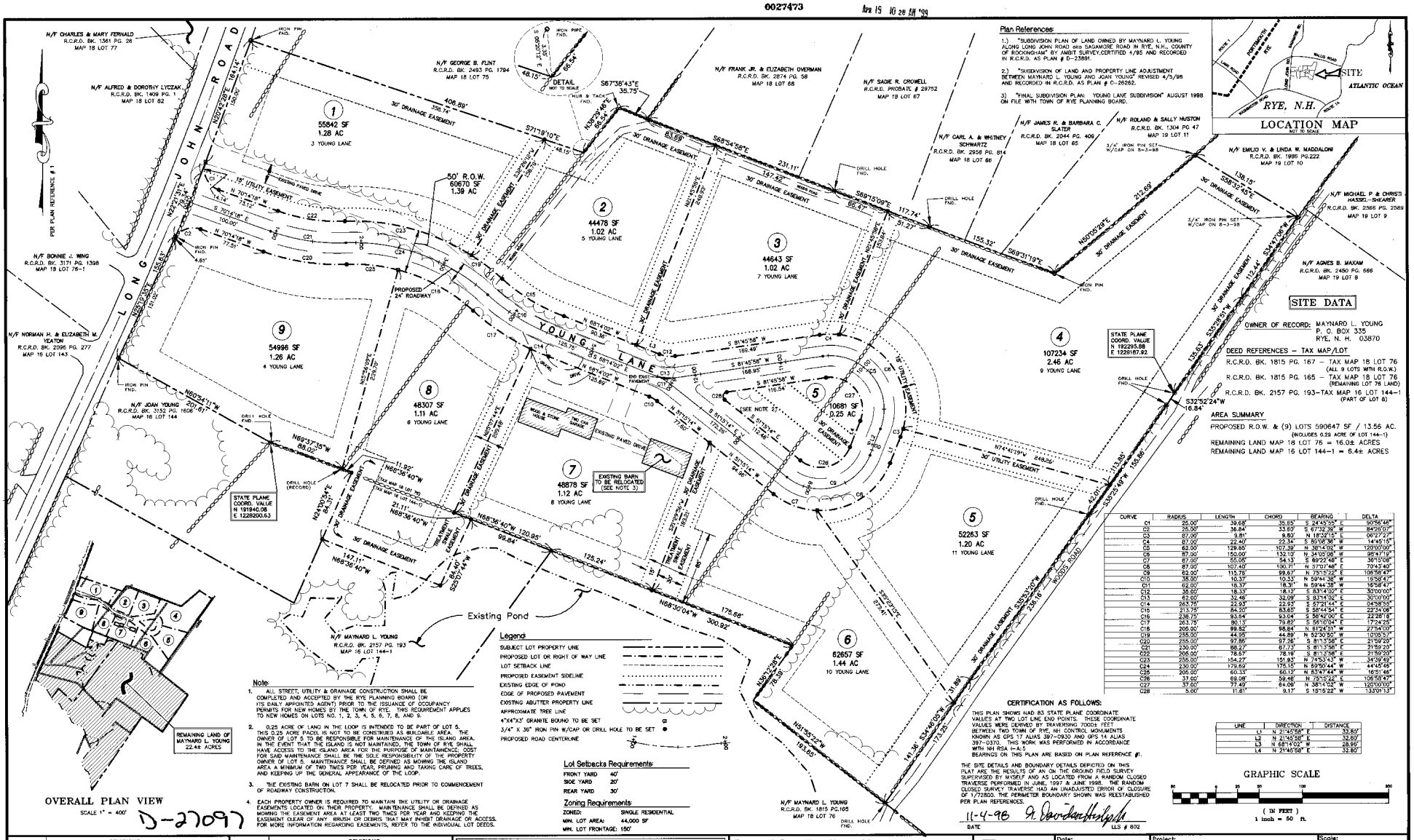
SUBDIVISION OF LAND AND PROPERTY LINE ADJUSTMENT BETWEEN MAYNARD L. YOUNG AND JOAN YOUNG
LONG JOHN ROAD ~ RYE, N.H.

BY	DATE	SCALE	REVISIONS
RM	11/20/97	1"=40'	1/9/98 | 4/5/98

C-26262

0027473

Apr 19 10 28 AM '99


Plan References:
1.) "SUBDIVISION PLAN OF LAND OWNED BY MAYNARD L. YOUNG ALONG LONG JOHN ROAD aka SAGAMORE ROAD IN RYE, N.H., COUNTY OF ROCKINGHAM" BY AMBIT SURVEY,CERTIFIED 4/95 AND RECORDED IN R.C.R.D. AS PLAN # D-23891.
2.) "SUBDIVISION OF LAND AND PROPERTY LINE ADJUSTMENT BETWEEN MAYNARD L. YOUNG AND JOAN YOUNG" REVISED 4/5/96 AND RECORDED IN R.C.R.D. AS PLAN # D-26262.
3.) "FINAL SUBDIVISION PLAN: YOUNG LANE SUBDIVISION" AUGUST 1998 ON FILE WITH TOWN OF RYE PLANNING BOARD.
SITE
ATLANTIC OCEAN
RYE, N.H.
LOCATION MAP
NOT TO SCALE
N/F CHARLES & MARY FERNALD R.C.R.D. BK. 1361 PG. 28 MAP 18 LOT 77
N/F ALFRED & DOROTHY LYCZAK R.C.R.D. BK. 1409 PG. 1 MAP 18 LOT 82
N/F GEORGE B. FLINT R.C.R.D. BK. 2483 PG. 1794 MAP 18 LOT 79
N/F FRANK JR. & ELIZABETH OVERMAN R.C.R.D. BK. 2874 PG. 58 MAP 18 LOT 68
N/F SADIE R. CROWELL R.C.R.D. PROBATE # 29752 MAP 18 LOT 67
N/F JAMES R. & BARBARA C. SLATER R.C.R.D. BK. 2044 PG. 406 MAP 18 LOT 65
N/F CARL A. & WHITNEY SCHWARTZ R.C.R.D. BK. 2958 PG. 814 MAP 18 LOT 66
N/F ROLAND & SALLY HUSTON R.C.R.D. BK. 1304 PG 47 MAP 19 LOT 11
N/F EMILIO V. & LINDA W. MADDALONI R.C.R.D. BK. 1986 PG.222 MAP 19 LOT 10
N/F MICHAEL P. & CHRISTI HASSEL-SHEARER R.C.R.D. BK. 2566 PG. 2589 MAP 19 LOT 9
N/F AGNES B. MAXAM R.C.R.D. BK. 2450 PG. 666 MAP 19 LOT 8
N/F BONNIE J. WING R.C.R.D. BK. 3171 PG. 1398 MAP 18 LOT 76-1
N/F NORMAN H. & ELIZABETH M. YEATON R.C.R.D. BK. 2096 PG. 277 MAP 18 LOT 143
N/F JOAN YOUNG R.C.R.D. BK. 3152 PG. 1606 MAP 18 LOT 144
N/F MAYNARD L. YOUNG R.C.R.D. BK. 2157 PG. 193 MAP 18 LOT 144-1
N/F MAYNARD L. YOUNG R.C.R.D. BK. 1815 PG.165 MAP 18 LOT 76
LONG JOHN ROAD
YOUNG LANE
WOODS ROAD
PER PLAN REFERENCE # 1
1 55842 SF 1.28 AC 3 YOUNG LANE
2 44478 SF 1.02 AC 5 YOUNG LANE
3 44643 SF 1.02 AC 7 YOUNG LANE
4 107234 SF 2.46 AC 9 YOUNG LANE
5 10681 SF 0.25 AC
5 52263 SF 1.20 AC 11 YOUNG LANE
6 62657 SF 1.44 AC 10 YOUNG LANE
7 48878 SF 1.12 AC 8 YOUNG LANE
8 48307 SF 1.11 AC 6 YOUNG LANE
9 54986 SF 1.26 AC 4 YOUNG LANE
50' R.O.W. 60670 SF 1.39 AC
PROPOSED 24' ROADWAY
EXISTING PAVED DRIVE
EXISTING BARN TO BE RELOCATED (SEE NOTE 3)
WOOD & STONE SHED
STONE WALL
Existing Pond
SEE NOTE 2?
STATE PLANE COORD. VALUE N 191940.08 E 1228200.63
STATE PLANE COORD. VALUE N 192295.88 E 1229187.92
DRILL HOLE (RECORD)
IRON PIN FND.
DRILL HOLE FND.
IRON PIN SET W/CAP ON 8-3-98
30' DRAINAGE EASEMENT
15' UTILITY EASEMENT
TREATMENT SWALE EASEMENT
REMAINING LAND OF MAYNARD L. YOUNG 22.4± ACRES
OVERALL PLAN VIEW
SCALE 1" = 400'
D-27097
Legend:
SUBJECT LOT PROPERTY LINE
PROPOSED LOT OR RIGHT OF WAY LINE
LOT SETBACK LINE
PROPOSED EASEMENT SIDELINE
EXISTING EDGE OF POND
EDGE OF PROPOSED PAVEMENT
EXISTING ABUTTER PROPERTY LINE
APPROXIMATE TREE LINE
4"X4"X3' GRANITE BOUND TO BE SET
3/4" X 36" IRON PIN W/CAP OR DRILL HOLE TO BE SET
PROPOSED ROAD CENTERLINE
Lot Setbacks Requirements:
FRONT YARD 40'
SIDE YARD 20'
REAR YARD 30'
Zoning Requirements:
ZONED: SINGLE RESIDENTIAL
MIN. LOT AREA: 44,000 SF
MIN. LOT FRONTAGE: 150'
Note:
1. ALL STREET, UTILITY & DRAINAGE CONSTRUCTION SHALL BE COMPLETED AND ACCEPTED BY THE RYE PLANNING BOARD (OR ITS DULY APPOINTED AGENT) PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR NEW HOMES BY THE TOWN OF RYE. THIS REQUIREMENT APPLIES TO NEW HOMES ON LOTS NO. 1, 2, 3, 4, 5, 6, 7, 8, AND 9.
2. 0.25 ACRE OF LAND IN THE LOOP IS INTENDED TO BE PART OF LOT 5. THIS 0.25 ACRE PACEL IS NOT TO BE CONSTRUED AS BUILDABLE AREA. THE OWNER OF LOT 5 TO BE RESPONSIBLE FOR MAINTENANCE OF THE ISLAND AREA. IN THE EVENT THAT THE ISLAND IS NOT MAINTAINED, THE TOWN OF RYE SHALL HAVE ACCESS TO THE ISLAND AREA FOR THE PURPOSE OF MAINTAINENCE. COST FOR SAID MAINTENANCE SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER OF LOT 5. MAINTENANCE SHALL BE DEFINED AS MOWING THE ISLAND AREA A MINIMUM OF TWO TIMES PER YEAR, PRUNING AND TAKING CARE OF TREES, AND KEEPING UP THE GENERAL APPEARANCE OF THE LOOP.
3. THE EXISTING BARN ON LOT 7 SHALL BE RELOCATED PRIOR TO COMMENCEMENT OF ROADWAY CONSTRUCTION.
4. EACH PROPERTY OWNER IS REQUIRED TO MAINTAIN THE UTILITY OR DRAINAGE EASEMENTS LOCATED ON THEIR PROPERTY. MAINTENANCE SHALL BE DEFINED AS MOWING THE EASEMENT AREA AT LEAST TWO TIMES PER YEAR AND KEEPING THE EASEMENT CLEAR OF ANY BRUSH OR DEBRIS THAT MAY INHIBIT DRAINAGE OR ACCESS. FOR MORE INFORMATION REGARDING EASEMENTS, REFER TO THE INDIVIDUAL LOT DEEDS.
SITE DATA
OWNER OF RECORD: MAYNARD L. YOUNG P. O. BOX 335 RYE, N. H. 03870
DEED REFERENCES – TAX MAP/LOT
R.C.R.D. BK. 1815 PG. 167 – TAX MAP 18 LOT 76 (ALL 9 LOTS WITH R.O.W.)
R.C.R.D. BK. 1815 PG. 165 – TAX MAP 18 LOT 76 (REMAINING LOT 76 LAND)
R.C.R.D. BK. 2157 PG. 193–TAX MAP 16 LOT 144–1 (PART OF LOT 8)
AREA SUMMARY
PROPOSED R.O.W. & (9) LOTS 590647 SF / 13.56 AC. (INCLUDES 0.25 ACRE OF LOT 144–1)
REMAINING LAND MAP 18 LOT 76 = 16.0± ACRES
REMAINING LAND MAP 16 LOT 144–1 = 6.4± ACRES
CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA
C1 | 25.00' | 39.68' | 35.65' | S 24°45'55" E | 90°56'46"
C2 | 25.00' | 36.84' | 33.60' | S 67°32'38" W | 84°26'07"
C3 | 87.00' | 9.81' | 9.80' | N 18°22'15" E | 06°27'27"
C4 | 87.00' | 22.40' | 22.34' | S 85°08'36" W | 14°45'16"
C5 | 62.00' | 129.85' | 107.39' | N 38°14'09" W | 120°00'00"
C6 | 87.00' | 150.00' | 132.10' | N 34°05'08" W | 98°47'19"
C7 | 87.00' | 55.05' | 54.13' | S 69°22'48" E | 36°15'08"
C8 | 87.00' | 107.40' | 100.71' | N 37°07'45" E | 70°43'40"
C9 | 62.00' | 115.76' | 99.67' | N 75°15'22" E | 106°58'49"
C10 | 38.00' | 10.37' | 10.33' | N 59°44'38" W | 15°38'41"
C11 | 62.00' | 16.37' | 16.31' | N 59°44'38" W | 15°08'47"
C12 | 35.00' | 18.33' | 18.12' | S 83°41'02" E | 30°00'00"
C13 | 62.00' | 32.46' | 32.09' | S 83°41'02" E | 30°00'00"
C14 | 263.75' | 22.93' | 22.93' | S 87°21'44" E | 04°58'59"
C15 | 213.75' | 84.20' | 83.65' | S 68°44'54" E | 22°34'08"
C16 | 238.75' | 93.64' | 93.04' | S 68°42'00" E | 22°28'18"
C17 | 263.75' | 90.13' | 89.72' | S 68°10'04" E | 17°34'25"
C18 | 205.00' | 99.82' | 98.84' | N 81°24'31" W | 27°54'03"
C19 | 255.00' | 44.95' | 44.89' | N 52°30'50" W | 10°05'57"
C20 | 255.00' | 97.86' | 97.26' | S 81°35'58" E | 21°59'20"
C21 | 230.00' | 88.27' | 87.73' | S 81°35'58" E | 21°59'20"
C22 | 205.00' | 78.67' | 78.19' | S 81°35'58" E | 21°59'20"
C23 | 255.00' | 154.27' | 151.93' | N 74°53'43" W | 34°39'49"
C24 | 230.00' | 179.59' | 175.15' | N 69°50'44" W | 44°45'46"
C25 | 205.00' | 60.33' | 60.12' | N 83°47'44" W | 16°51'46"
C26 | 37.00' | 59.08' | 59.48' | N 75°15'22" E | 109°49'47"
C27 | 37.00' | 77.49' | 64.09' | N 38°14'02" W | 120°00'00"
C28 | 5.00' | 11.61' | 9.17' | S 15°15'22" W | 133°01'13"
LINE | DIRECTION | DISTANCE
L1 | N 21°45'56" E | 32.80'
L2 | N 21°45'56" E | 32.80'
L3 | N 68°14'02" W | 28.86'
L4 | N 21°45'56" E | 32.80'
CERTIFICATION AS FOLLOWS:
THIS PLAN SHOWS NAD 83 STATE PLANE COORDINATE VALUES AT TWO LOT LINE END POINTS. THESE COORDINATE VALUES WERE DERIVED BY TRAVERSING 7000± FEET BETWEEN TWO TOWN OF RYE, NH CONTROL MONUMENTS KNOWN AS GPS 17 ALIAS 397–0930 AND GPS 14 ALIAS 397–0370. THIS WORK WAS PERFORMED IN ACCORDANCE WITH NH RSA 1–A:5 BEARINGS ON THIS PLAN ARE BASED ON PLAN REFERENCE #1.
THE SITE DETAILS AND BOUNDARY DETAILS DEPICTED ON THIS PLAT ARE THE RESULTS OF AN ON THE GROUND FIELD SURVEY SUPERVISED BY MYSELF AND AS LOCATED FROM A RANDOM CLOSED TRAVERSE PERFORMED IN JUNE, 1997 & JUNE 1998. THE RANDOM CLOSED SURVEY TRAVERSE HAD AN UNADJUSTED ERROR OF CLOSURE OF 1/72800. THE PERIMETER BOUNDARY SHOWN WAS REESTABLISHED PER PLAN REFERENCES.
11-4-98
DATE
LLS # 802
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

DATE	REVISIONS	DATE	REVISIONS
6/19/98	Issued for NHDES Subdivision Approval	10/08/98	Revised plan per OEST review.
7/21/98	Submitted to Rye Planning Board for Preliminary Subdivision Approval	11/04/98	Revise note # 3.
8/16/98	Revised plan for final submission/recording and check lot closures and areas.		
9/30/98	Revised plan per OEST & Michael Donovan Review		

CMA ENGINEERS, INC.
CIVIL/ENVIRONMENTAL ENGINEERS
35 BOW STREET
PORTSMOUTH, N.H. 03801

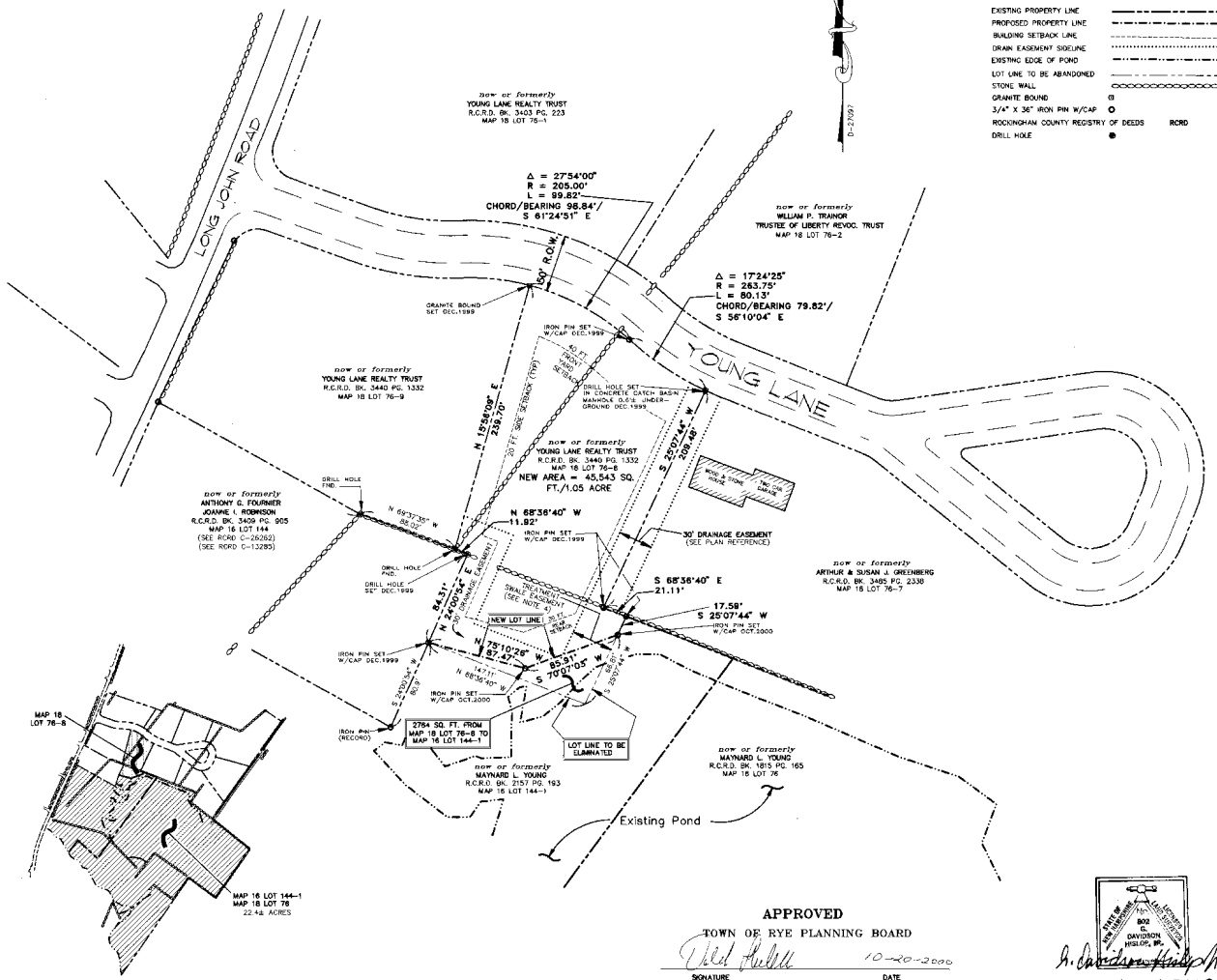
Town of Rye, New Hampshire
Planning Board File No.
Comments:
Planning Board Chairperson
4-14-99
Approval Date

STATE OF NEW HAMPSHIRE — No. 7701 — LAND SURVEYOR — DAVIDSON, JR.

Date:	AUGUST 1998
Designed by:	ETR
Drawn by:	ETR/DMO/GDH
Approved by:	CNM/JFH/GDH
Project:	Young Lane Subdivision Rye, N. H.
Title:	Final Subdivision Plat
Scale:	1" = 50'
Project No:	369
Sheet No:	2 of 14

7-10

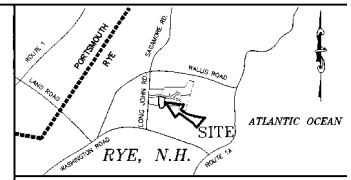
2000 OCT 23 PM 3:56 059151


LONG JOHN ROAD
YOUNG LANE
now or formerly YOUNG LANE REALTY TRUST R.C.R.D. BK. 3403 PG. 223 MAP 18 LOT 75-1
now or formerly WILLIAM P. TRAINOR TRUSTEE OF LIBERTY REVOC. TRUST MAP 18 LOT 76-2
now or formerly YOUNG LANE REALTY TRUST R.C.R.D. BK. 3440 PG. 1332 MAP 18 LOT 76-9
now or formerly YOUNG LANE REALTY TRUST R.C.R.D. BK. 3440 PG. 1332 MAP 18 LOT 76-8
NEW AREA = 45,543 SQ. FT./1.05 ACRE
now or formerly ANTHONY G. FOURNIER JOANNE I. ROBINSON R.C.R.D. BK. 3409 PG. 905 MAP 16 LOT 144 (SEE RCRD C-26262) (SEE RCRD C-12283)
now or formerly ARTHUR & SUSAN J. GREENBERG R.C.R.D. BK. 3485 PG. 2338 MAP 18 LOT 76-7
now or formerly MAYNARD L. YOUNG R.C.R.D. BK. 2157 PG. 193 MAP 18 LOT 144-1
now or formerly MAYNARD L. YOUNG R.C.R.D. BK. 1815 PG. 165 MAP 18 LOT 76
Δ = 27°54'00" R = 205.00' L = 99.82' CHORD/BEARING 98.84'/ S 61°24'51" E
Δ = 17°24'25" R = 263.75' L = 80.13' CHORD/BEARING 79.82'/ S 56°10'04" E
50' R.O.W.
GRANITE BOUND SET DEC.1999
IRON PIN SET W/CAP DEC.1999
DRILL HOLE SET IN CONCRETE CATCH BASIN MANHOLE (LOCATED UNDER-GROUND) DEC.1999
40 FT. FRONT YARD SETBACK
20 FT. SIDE SETBACK (TYP)
N 15°54'08" E 239.70'
S 25°07'44" W 209.46'
N 68°36'40" W 11.82'
S 68°36'40" E 21.11'
S 25°07'44" W 17.58'
30' DRAINAGE EASEMENT (SEE PLAN REFERENCE)
DRILL HOLE FND.
DRILL HOLE SET DEC.1999
N 68°37'35" W 98.02'
N 24°00'54" E 84.31'
20' DRAINAGE EASEMENT
GRASS UNDERDRAIN SWALE EASEMENT (SEE NOTE 4)
NEW LOT LINE
N 25°10'26" W 87.47'
S 70°01'05" W 85.91'
N 68°36'40" W 147.31'
S 24°00'54" W 80.00'
IRON PIN SET W/CAP OCT.2000
IRON PIN (RECORD)
2764 SQ. FT. FROM MAP 18 LOT 76-8 TO MAP 16 LOT 144-1
LOT LINE TO BE ELIMINATED
Existing Pond
MAP 18 LOT 76-8
MAP 16 LOT 144-1
MAP 18 LOT 76
22.4± ACRES

OVERALL PLAN VIEW
SCALE 1" = 400'

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE
- DRAIN EASEMENT SIDELINE
- EXISTING EDGE OF POND
- LOT LINE TO BE ABANDONED
- STONE WALL
- GRANITE BOUND
- 3/4" X 36" IRON PIN W/CAP
- ROCKINGHAM COUNTY REGISTRY OF DEEDS — RCRD
- DRILL HOLE



LOCATION MAP
NOT TO SCALE

PLAN REFERENCE

"YOUNG LANE SUBDIVISION, RYE, N.H. FINAL SUBDIVISION PLAT" BY OMA ENGINEERS, INC. DATED AUGUST 1998, LAST CERTIFIED NOV. 4, 1998 AND RECORDED IN R.C.R.D. AS PLAN # D-27097.

GENERAL NOTES:

1.) THE PURPOSE OF THIS PLAN IS TO REMOVE THAT PORTION OF MAP 18 LOT 76-8 FROM THE POND.

2.) MAP 18 LOT 76-8 SUBJECT TO PROTECTIVE COVENANTS PER R.C.R.D. BK. 3400 PG. 2769

3.) MAP 18 LOT 76-8 CURRENTLY HAS NO BUILDING UPON IT.

4.) MAP 18 LOT 76-8 PROPERTY OWNER IS REQUIRED TO MAINTAIN THE DRAINAGE EASEMENT LOCATED ON THEIR PROPERTY PER NOTE 4 OF THE REFERENCED PLAN HEREON. MAINTENANCE SHALL BE DEFINED AS MOWING THE EASEMENT AREA AT LEAST TWO TIMES PER YEAR AND KEEPING THE EASEMENT CLEAR OF ANY BRUSH OR DEBRIS THAT MAY INHIBIT DRAINAGE OR ACCESS. FOR MORE INFORMATION REGARDING EASEMENTS REFER TO THE PLAN REFERENCED AND THE INDIVIDUAL LOT DEEDS.

5.) A PORTION OF THE ABOVE STATED DRAINAGE EASEMENT WILL LIE ON MAP 16 LOT 144-1 IF THIS LOT LINE ADJUSTMENT IS APPROVED.

LOT LINE ADJUSTMENT PLAN

of land known as
TAX MAP 18 LOT 76-8
owned by
YOUNG LANE REALTY TRUST
situated along
YOUNG LANE
& land known as
TAX MAP 16 LOT 144-1
owned by
MAYNARD L. YOUNG
situated along
LONG JOHN ROAD
RYE, N. H.
COUNTY OF ROCKINGHAM

DATE: OCTOBER, 2000 SCALE: 1" = 50' PROJECT # 00-1082

APPROVED
TOWN OF RYE PLANNING BOARD
SIGNATURE 10-20-2000 DATE

STATE OF NEW HAMPSHIRE — 802 — R. DAVIDSON HISLOP, JR. — LAND SURVEYOR
10-14-2000

PREPARED FOR:
MAYNARD L. YOUNG
P. O. BOX 335
RYE, N.H. 03870

PREPARED BY:
KNIGHT HILL LAND SURVEYING SERVICES, INC.
c/o DAVE HISLOP
34 OLD POST ROAD
NEWINGTON, N. H. 03801
(603) 436-1330

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

D-28454

1082LLAD

Map by NH GRANIT

Legend

Parcels - polygons

- Parcel Polygons
- Attributes for Additional Lines

Soil Series

Map Scale

1: 3,247

© NH GRANIT, www.granit.unh.edu

Map Generated: 10/29/2021

Notes

042375

2000 AUG -4 AM 10:51

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

MAYNARD L. YOUNG, A/K/A MAYNARD L. YOUNG, JR., married, of 640 Long John Road, Rye, County of Rockingham, State of New Hampshire, for consideration paid, grants (i) an undivided one-half (½) interest to MAYNARD L. YOUNG, TRUSTEE of THE MAYNARD L. YOUNG REVOCABLE TRUST OF 1995, a New Hampshire trust created u/d/t dated February 2, 1995; and (ii) an undivided one-half (½) interest to JOAN B. YOUNG, TRUSTEE of THE JOAN B. YOUNG REVOCABLE TRUST OF 1995, a New Hampshire trust created u/d/t dated February 2, 1995, both having an address of 640 Long John Road, Rye, County of Rockingham, State of New Hampshire, as tenants in common, with WARRANTY COVENANTS:

Seven (7) certain tracts or parcels of land situated in Rye, County of Rockingham, State of New Hampshire, more particularly described as follows:

TRACT I:

A certain parcel of land situated in Rye, County of Rockingham, State of New Hampshire, on the Easterly side of Sagamore Road, so called, said road also known as Long John Road and bounded and described as follows:

Beginning at a point on the Easterly side-line of said road at the Northwest corner now or formerly of Louise Trefethen, said point being at the thread of a small stream, thence turning and running Easterly by the thread of said stream 220 feet, more or less, to a point, thence turning and running Northerly still along said land of said Trefethen 104 feet, more or less, to a point; thence turning and running Easterly still along said land of said Trefethen 186 feet, more or less, to a point, thence turning and running Northerly along land of the grantee (as recited in Book 2157, Page 193 of the Rockingham County Registry of Deeds) 816 feet, more or less, to a point; thence turning and running Westerly along land of the grantee (as recited in Book 2157, Page 193 of the Rockingham County Registry of

Deeds) 348 feet, more or less, to a point; thence turning and running Southerly along land now or formerly of Chick 148 feet, more or less, to a point; thence turning and running Westerly along land of said Chick 163 feet, more or less, to a point on the Easterly side-line of Sagamore Road, thence turning and running Southerly along the Easterly side-line of Sagamore Road to the point of beginning.

SUBJECT TO all easements, covenants and restrictions of record, if any.

SUBJECT TO all mortgages and encumbrances of record, if any.

Meaning and intending to describe and convey the same premises conveyed to Maynard L. Young by deed of The Trustees of the Trust Funds for the Town of Rye, dated May 18, 1972, and recorded in the Rockingham County Registry of Deeds at Book 2157, Page 193.

TRACT II:

A certain lot of salt marsh situate in Rye, County of Rockingham, State of New Hampshire, near Foss's Beach containing about two and one-fourth acres, and bounded northerly by land now or formerly of Levi T. Walker's Heirs, westerly by Freshet Creek so-called, south by land now or formerly of the Heirs of Sarah L. Berry, and easterly by land now or formerly of the Heirs of Madison Goss.

SUBJECT TO all easements, covenants and restrictions of record, if any.

SUBJECT TO all mortgages and encumbrances of record, if any.

Meaning and intending to describe and convey a portion of the same premises conveyed to Maynard L. Young, Jr. and by deed of Ernest O. Foss dated August 22, 1961, and recorded in the Rockingham County Registry of Deeds at Book 1596, Page 89.

TRACT III:

A certain parcel of land, situate in Rye, County of Rockingham, State of New Hampshire, containing about two (2) acres, off the road from Rye Center to Wallis Sands, and bounded and described as follows:

Northerly by land now or formerly of Henry S. Rand; Easterly and Southerly by land now or formerly of Gilman D.

Trefethen; and Westerly by land now or formerly of Patrick J. Flanigan.

SUBJECT TO all easements, covenants and restrictions of record, if any.

SUBJECT TO all mortgages and encumbrances of record, if any.

Meaning and intending to describe and convey Tract 1 of the same premises conveyed to Maynard L. Young, Jr. by deed of Bernard C. Maxam and Agnes B. Maxam dated March 31, 1966, and recorded in the Rockingham County Registry of Deeds at Book 1815, Page 165.

TRACT IV:

A certain parcel of land, one hundred (100) feet wide, easterly from Long John Road, in Rye, County of Rockingham, State of New Hampshire, which the Trustees of Trust Funds of the Town of Rye hold in the Dalton Fund, bounded as follows:

Easterly by land now or formerly of Urban A. Beane, eight hundred (800) feet, more or less; Southerly by land now or formerly of Louise Trefethen, one hundred (100) feet; Westerly by land now or formerly of the Rye Cemetery, eight hundred (800) feet, more or less; and Northerly by land now or formerly of Wallace Canney, one hundred (100) feet.

SUBJECT TO all easements, covenants and restrictions of record, if any.

SUBJECT TO all mortgages and encumbrances of record, if any.

Meaning and intending to describe and convey Tract 2 of the same premises conveyed to Maynard L. Young, Jr. by deed of Bernard C. Maxam and Agnes B. Maxam dated March 31, 1966, and recorded in the Rockingham County Registry of Deeds at Book 1815, Page 165.

TRACT V:

A certain parcel of land, situate in Rye, County of Rockingham, State of New Hampshire, bounded and described as follows, viz:

Northerly by land now or formerly of Wallace Canney, two hundred (200) feet; Easterly by land now or formerly of the Trustees of Trust Funds of the Town of Rye, eight hundred

(800) feet; Southerly by land now or formerly of Louise Trefethen, two hundred (200) feet; and Westerly by land now or formerly of the Town of Rye, eight hundred (800) feet.

SUBJECT TO all easements, covenants and restrictions of record, if any.

SUBJECT TO all mortgages and encumbrances of record, if any.

Meaning and intending to describe and convey Tract 3 of the same premises conveyed to Maynard L. Young, Jr. by deed of Bernard C. Maxam and Agnes B. Maxam dated March 31, 1966, and recorded in the Rockingham County Registry of Deeds at Book 1815, Page 165.

TRACT VI:

A certain parcel of field land, situate in Rye, County of Rockingham, State of New Hampshire, bounded Northerly by a stone wall and other land now or formerly of Olivia B. Trefethen and Louise R. Trefethen; Easterly by a stone wall and land now or formerly of the heirs of Charles M. Remick; Southerly by a stone wall and land now or formerly of the heirs of said Remick; and Westerly by land now or formerly of Urban A. Beane and Virginia L. Beane. Subject to any right of way, if such in fact exists.

SUBJECT TO all easements, covenants and restrictions of record, if any.

SUBJECT TO all mortgages and encumbrances of record, if any.

Meaning and intending to describe and convey Tract 4 of the same premises conveyed to Maynard L. Young, Jr. by deed of Bernard C. Maxam and Agnes B. Maxam dated March 31, 1966, and recorded in the Rockingham County Registry of Deeds at Book 1815, Page 165.

TRACT VII:

A certain other parcel of pasture land, situate in Rye, County of Rockingham, State of New Hampshire, bounded Southerly by the salt water brook separating the same from land now or formerly of Harold Tucker; Westerly by a ditch separating the same from land belonging to the Dalton Fund of the Town of Rye, New Hampshire; Northerly by the land of said Beanes; and Easterly by land now or formerly of the heirs of Charles M. Remick.

SUBJECT TO all easements, covenants and restrictions of record, if any.

SUBJECT TO all mortgages and encumbrances of record, if any.

Meaning and intending to describe and convey Tract 5 of the same premises conveyed to Maynard L. Young, Jr. by deed of Bernard C. Maxam and Agnes B. Maxam dated March 31, 1966, and recorded in the Rockingham County Registry of Deeds at Book 1815, Page 165.

Plan reference "Sketch map of land Rye, New Hampshire C. Bernice Remick and Frances R. Tucker to Raymond and Joan LaFrance" by John W. Durgin dated September 1975, RCRD Plan # D-5560.

This deed was prepared from information supplied by the Grantor herein and no independent title examination has been conducted.

The consideration of this transfer is less than $100.00.

DATED July 22, 2000.

Maynard L. Young

Maynard L. Young, a/k/a
Maynard L. Young, Jr.
[Execute in Black Ink Only]

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me on 7-22-00, 2000, by MAYNARD L. YOUNG, A/K/A MAYNARD L. YOUNG, JR.

Notary Public/Justice of the Peace

My Commission Expires:

(Seal)

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
XX THOUSAND XX HUNDRED AND 40 DOLLARS
MO. DAY YR. 080400 443815 AMOUNT $40.00
VOID IF ALTERED

FLAGGED WETLAND AREA
FLAGGED WETLAND AREA
UPLAND AREA
TBM # 2
SET IN POLE # 9
± ABOVE GROUND
LEV. = 32.3
SWALE
SWALE
CHAIN ACROSS
WOODS ROAD
WOODS ROAD
WOODS ROAD
34
32
32
30
28
28
28
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24
32
30
28

LONG JOHN RO
GRAVEL DRIVE
OPEN
WOODS
OLD FOUNDATION REMNANTS
N/F Joan Young
200'
175'
100'
302'
165'
TWO STORY WOOD & STONE HOUSE
ABANDONED SURFACE WELL
FLAGGED WETLAND AREA
FLAGGED WETLAND AREA
PON
44
42
40
38
36
34
32
30
28
26

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

REALTOR® EQUAL HOUSING OPPORTUNITY

TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. **SELLER:** Joan B. Young Irrevocable Trust – Christopher Young Tte
2. **PROPERTY LOCATION:** 6413 Long John Road Rye NH 03870
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** __ Yes ✓ No
4. **SELLER:** __ has ✓ has not occupied the property for _____ years.
5. **WATER SUPPLY**

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: ✓ Public __ Private __ Seasonal _____ __ Unknown
__ Drilled __ Dug __ Other _____

b. INSTALLATION: Location: From Street
Installed By: DP Cook - Builder Date of Installation: 1998
What is the source of your information? _____

c. USE: Number of persons currently using the system: 1
Does system supply water for more than one household? __ Yes ✓ No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: __ Yes ✓ No __ N/A Quantity: __ Yes ✓ No
Quality: __ Yes ✓ No __ Unknown
If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? __ Yes ✓ No Date of most recent test _____
IF YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? __ Yes __ No
IF YES, are test results available? __ Yes __ No What steps were taken to remedy the problem?

COMMENTS: Rye Water-Town Tests Available

6. **SEWAGE DISPOSAL SYSTEM**

a. TYPE OF SYSTEM: Public: __ Yes ✓ No Community/Shared: __ Yes ✓ No
Private: ✓ Yes __ No __ Unknown
Septic Design Available: ✓ Yes __ No

b. IF PUBLIC OR COMMUNITY/SHARED
Have you experienced any problems such as line or other malfunctions? __ Yes ✓ No
What steps were taken to remedy the problem? _____

c. IF PRIVATE:
TANK: ✓ Septic Tank __ Holding Tank __ Cesspool __ Unknown __ Other _____
Tank Size _____ Gal. ✓ Unknown __ Other _____
Tank Type ✓ Concrete __ Metal __ Unknown __ Other _____
Location: Behind Garage __ Location Unknown Date of Installation: 1998
Date of Last Servicing: September 2020 Name of Company Servicing Tank: L W Morgrigge & Son Elliot Maine
Have you experienced any malfunctions? __ Yes ✓ No
Comments: _____

d. LEACH FIELD: ✓ Yes __ No __ Other _____
IF YES, Location: Behind Garage Size Unknown ✓ Unknown
Date of installation of leach field: 1998 Installed By: Robinson Construction
Have you experienced any malfunctions? __ Yes ✓ No
Comments: _____

SELLER(S) INITIALS CMY / _____ BUYER(S) INITIALS _____ / _____

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Tate and Foss International Real, 566 Washington Rd Rye, NH 03870 Phone: 603-964-8028313 Fax: 603 964 1680 Eileen and Lloyd
Mary Beth Hixon

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

REALTOR® EQUAL HOUSING OPPORTUNITY

TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 640 Long John Rd.

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? __ Yes ✓ No __ Unknown
IF YES, has a site assessment been done? __ Yes ✓ No __ Unknown
Source of Information: DES
Comments: _____
FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. INSULATION

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
Attic or Cap	✓			BLOWN IN		✓
Crawl Space	✓					
Exterior Walls	✓					
Floors	✓					

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - **Current or previously existing**:
Are you aware of any past or present underground storage tanks on your property? __ Yes ✓ No __ Unknown
IF YES: Are tanks currently in use? __ Yes __ No
IF NO: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
Are you aware of any past or present problems such as leakage, etc? __ Yes __ No Comments: _____
If tanks are no longer in use, have the tanks been removed? __ Yes __ No __ Unknown

b. ASBESTOS - **Current or previously existing:**
As insulation on the heating system pipes or ducts? __ Yes ✓ No __ Unknown
In the siding? __ Yes ✓ No __ Unknown In the roofing shingles? __ Yes __ No __ Unknown
In flooring tiles? __ Yes ✓ No __ Unknown Other _____ __ Yes __ No __ Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - **Current or previously existing:**
Has the property been tested? __ Yes ✓ No __ Unknown RADON VENT Installed 1998 with a barometer vent under the Home
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? __ Yes ✓ No
Are test results available? __ Yes ✓ No Comments: _____

d. RADON/WATER - **Current or previously existing:**
Has the property been tested? __ Yes ✓ No __ Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? ✓ Yes ✓ No
Are test results available? __ Yes __ No Comments: _____

e. LEAD-BASED PAINT - **Current or previously existing:**
Are you aware of lead-based paint on this property? __ Yes ✓ No
If YES: Source of information: _____
Are you aware of any cracking, peeling, or flaking lead-based paint? __ Yes __ No
Comments: _____

SELLER(S) INITIALS CMJ / _____ **BUYER(S) INITIALS** _____ / _____

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Eileen and Lloyd

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 640 Long John N Rd.

f. Are you aware of any other hazardous materials? __ Yes ✓ No
If YES: Source of information: _____
Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?
✓ Yes ~~✓~~ No __ Unknown If YES, Explain: Conservation Easement
What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
__ Yes ✓ No __ Unknown If YES, Explain: _____
What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?
__ Yes ✓ No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? __ Yes ✓ No If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? __ YES ✓ NO __ UNKNOWN If YES, Explain: _____

f. Is any part of this property in Current Use? __ Yes ✓ No __ Unknown If YES, Explain: _____

g. Is this property located in a Federally Designated Flood Zone? __ Yes ~~✓~~ No ✓ Unknown

h. Has the property been surveyed? ✓ Yes __ No __ Unknown If YES, By: _____
If YES, is survey available? ✓ Yes __ No __ Unknown

i. How is the property zoned? SRE

j. Heating System Age: 23 Type: FHA Fuel: oil Tank/Location: Basement
Owner of Tank: Homeowner
Annual Fuel Consumption: _____ Price: _____ Gallons: 600
Comments: _____

k. Roof Age: 3 Type of Roof Covering: Asphalt shingles
Moisture or leakage: None
Comments: Replaced in 2018

l. Foundation/Basement: ✓ Full __ Partial __ Other: _____ Type: Concrete
Moisture or leakage: None
Comments: _____

m. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: 2018 Problems? _____

n. Plumbing Type: Copper + plastic FHA oil system Age: 23 years
Comments: _____ OFF System

o. Domestic Hot Water: Age: 7 years ✓ Type: Electric Gallons: 40

p. Electrical System Amps: 200 ✓ Circuit Breakers __ Fuses
Comments: _____

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? __ Yes ✓ No
If Yes, please explain: _____

r. Pest Infestation: Are you aware of any past or present pest infestations? __ Yes ✓ No Type: _____
Comments: _____

s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) __ Yes ✓ No If YES, please explain: _____

t. Other (e.g. Alarm System, Irrigation System, etc.) Alarm system American Security Alarm

SELLER(S) INITIALS amy / _____ BUYER(S) INITIALS _____ / _____

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 640 Long John Rd.

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
__ Yes ✓ No

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE *KNOWN* INFORMATION TO BUYER(S).

Trustee 7/6/21

SELLER DATE SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE BUYER DATE

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Eileen and Lloyd

Return to MAIL TO
Christopher W. Keenan, Esq.
125 Brewery Lane, Suite 7
Portsmouth, NH 03801

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

057898

2008 DEC 29 PM 2:09

THIS IS A TRANSFER TO AN INSTRUMENTALITY OF THE STATE AND IS EXEMPT FROM THE NEW HAMPSHIRE REAL PROPERTY TRANSFER TAX PURSUANT TO RSA 78-B:2,1

CORRECTIVE CONSERVATION EASEMENT DEED

Maynard L. Young, Trustee of the Maynard L. Young Revocable Trust of 1995 and Joan B. Young, Trustee of the Joan B. Young Revocable Trust of 1995, both of 640 Long John Road, Rye, County of Rockingham, State of New Hampshire (hereinafter referred to as the "Grantor" which word where the context requires includes the plural and shall include the Grantor's executors, administrators, legal representatives, devisees, heirs, successors, and assigns),

for consideration paid, with warranty covenants, grants in perpetuity to

the **Town of Rye** a municipal corporation acting through its Conservation Commission, pursuant to NH RSA 36-A:4 with principal offices at and a mailing address of 10 Central Road, Rye, County of Rockingham and State of New Hampshire, (hereinafter referred to as the "Grantee" which word shall, unless the context clearly indicates otherwise, include the Grantee's successors and assigns),

the Conservation Easement (herein referred to as the "Easement") hereinafter described with respect to that certain lot or parcel of land (herein referred to as the "Property") of 23.8 acres on Easterly side of Sagamore Road, so called, said road also known as Long John Road in the Town of Rye, County of Rockingham, State of New Hampshire, comprising Tract I; Tract III; Tract IV; Tract V; Tract VI and Tract VII as described in Deed from Maynard L. Young, A/K/A Maynard L. Young, Jr. to the Maynard L. Young Revocable Trust of 1995 for an undivided ½ interest and to Joan B. Young, Trustee of the Joan B. Young Revocable Trust of 1995, for an undivided ½ interest, dated July 22, 1990 and found a the Rockingham County Registry of Deeds at Book 3494, Page 887, said lot or parcel more particularly bounded and described in Appendix "A" attached hereto and made a part thereof, in the Town of Rye, County of Rockingham, State of New Hampshire.

1. PURPOSES

The Easement hereby granted is pursuant to NH RSA 477:45-47, exclusively for the following conservation purposes:

A. The preservation and conservation of open spaces, particularly the conservation of the 23.8 acres more or less of forest land and of the wildlife habitat on the property of which the land area subject to the Easement granted hereby consists, , and the scenic enjoyment of the general public.

B. These purposes are consistent with the clearly delineated open space conservation goals and/or objectives as stated in the Master Plan of the Town of Rye, which in part states "the Rye Master Plan is guided by the following goals:

Maintain the present rural character of the inland areas of Rye.

Preserve and protect Rye's environment including wetlands."

C. With New Hampshire RSA Chapter 79-A: 1 which states in pertinent part: "It is hereby declared to be in the public interest to encourage the preservation of open space, thus providing a healthful and attractive outdoor environment for work and recreation of the state's citizens, maintaining the character of the state's landscape, and conserving the land, water, forest, agricultural and wildlife resources."

All of these purposes are consistent and in accordance with the US Internal Revenue Code, Section 170(h).

The Easement hereby granted with respect to the property is as follows:

2. USE LIMITATIONS (Subject to reserved rights specified in Section 3 below)

A. The Property shall be maintained in perpetuity as open space without there being conducted thereon any industrial or commercial activities.

i. Grantor shall have the right, but not the obligation to cut, prune, alter, remove and otherwise manage forest vegetation on the Property to:
   a. reduce safety hazards for the uses permitted hereunder, including the use of trails;
   b. improve wildlife habitat;
   c. combat active fire and prevent fire, disease, or the introduction, establishment, or spread of non-native invasive species; and
   d. maintain small open areas for picnic areas.

ii. All such vegetation management activities shall not, to the knowledge of the Grantor, damage or destroy known or documented occurrences of rare species or exemplary natural communities.

iii. Forest products produced during a wildlife habitat management operation or another vegetation management operation as described above may be sold by the Grantor, with the net proceeds to be used for management purposes on the Property.

B. The Property shall not be subdivided.

C. No structure or improvement, including, but not limited to, a dwelling (permanent, seasonal or temporary), any portion of a septic system, a road, dam, fence, bridge, culvert, shed, tennis court, swimming pool, dock, aircraft landing strip, telecommunications and/or wireless communications facility, tower, windmill, or mobile home, shall be constructed, placed or introduced onto the Property. However, ancillary structures and improvements may be constructed, placed or introduced onto the Property only as necessary in the accomplishment of the conservation, habitat management, educational, or non-commercial outdoor recreational uses of the Property, provided that such structures or improvements shall be sited to have as minimal an impact upon the conservation values of the Property as is reasonable.

D. No removal, filling, or other disturbances of soil surface, nor any changes in topography, surface or subsurface water systems, wetlands, or natural habitat shall be allowed unless such activities:

i. are commonly necessary in the accomplishment of riparian, forestry, conservation, habitat management, or low-impact, transitory, non-wheeled, non-motorized, non-commercial outdoor recreational uses of the Property; and

ii. do not harm state or federally recognized rare, threatened, or endangered species, such determination of harm to be based upon information from the NH Natural Heritage Inventory or agency recognized by the State of New Hampshire as having responsibility for identification and/or conservation of such species; and

iii. are not detrimental to scenic and wildlife habitat protection purposes of this Easement.

iv. prior to commencement of any such act, all necessary federal, state, and local permits and approvals shall be secured.

E. No outdoor advertising structure such as signs and billboards shall be displayed on the Property except as desirable or necessary in the accomplishment of riparian, forestry, conservation, habitat management, or low-impact, transitory, non-wheeled, non-motorized, non-commercial outdoor recreational uses of the Property and provided such signs are not detrimental to the purposes of this Easement.

F. There shall be no mining, quarrying, excavation, or removal of rocks, minerals, gravel, sand, topsoil, or other similar materials on the Property, except in connection with any improvements made pursuant to the provisions of Sections 2.

A, C, D or E above. No such rock, minerals, gravel, sand, topsoil, or similar materials shall be removed from the Property.

G. There shall be no dumping, injection, burning, or burial of man-made materials or materials then known to be environmentally hazardous including vehicle bodies or parts.

H. The Grantor shall not grant permission for the use of wheeled motorized vehicles on the Property, except as necessary for emergency vehicles and managing the Property.

3. RESERVED RIGHTS

A. Grantor reserves the right to create ponds for purpose of fire protection or wildlife habitat enhancement in accordance with a plan developed by the USDA Natural Resources Conservation Service or other similar agency then active.

B. Grantor reserves the right to post against hunting, fishing and/or public access or not to post as Grantor may desire from time to time.

C. Grantor reserves the right to construct, manage, use, and maintain trails as public foot paths and signs associated with such trails.

D. With respect to those rights reserved under 3.A, above, the Grantor must notify Grantee in writing thirty (30) days before any exercise of the aforesaid reserved rights, and consult with the Grantee after such notification.

4. NOTIFICATION OF TRANSFER. TAXES. AND MAINTENANCE

A. Grantor agrees to notify Grantee in writing twenty-one (21) days before transfer of title to the Property.

B. Grantee shall be under no obligation to maintain the Property or pay any taxes or assessments thereon.

5. BENEFITS. BURDENS. AND ACCESS

A. The burden of the Easement conveyed hereby shall run with the Property and shall be enforceable against all future owners and tenants in perpetuity; the benefits of this Easement shall not be appurtenant to any particular parcel of land but shall be in gross and assignable or transferable only to the State of New Hampshire, the United States Government, or any subdivision of either of them, consistent with Section 170(c)(1) of the US Internal Revenue Code of 1986, as amended, or to any qualified organization within meaning of Section 170(h)(3) of said code, which organization has among its purposes the conservation and preservation of land and water areas and agrees to and is capable of enforcing the

conservation purposes of this Easement. Any such assignee or transferee shall have like power of assignment or transfer.

B. The Grantee shall have reasonable access to the Property and all of its parts for such inspection as is necessary to determine compliance with and to enforce this Easement and exercise the rights conveyed hereby, fulfill the responsibilities, and carry out the duties assumed by the acceptance of this Easement.

C. The Grantee shall have the right to install and maintain signs that identify and further the conservation or preservation purposes of the Property, or for identification of conservation partners, provided the purposes of this easement are not impaired.

6. BREACH OF EASEMENT

A. When a breach of this Easement, or conduct by anyone inconsistent with this Easement, comes to the attention of the Grantee, it shall notify the Grantor in writing of such breach of conduct, delivered in hand or by certified mail, return receipt requested.

B. The Grantor shall, within 30 days after receipt of such notice or after otherwise learning of such breach or conduct, undertake those actions, including restoration, which are reasonably calculated to cure swiftly said breach, or to terminate said conduct, and to repair any damage. The Grantor shall promptly notify the Grantee of its actions taken under this section.

C. If the Grantor fails to take such proper action under this preceding paragraph, the Grantee shall, as appropriate to the purposes of this deed, undertake any actions that are reasonably necessary to cure such breach or to repair any damage in the Grantor's name or to terminate such conduct. The cost thereof, including the Grantee's expenses, court costs, and legal fees, shall be paid by the Grantor, provided that the Grantor is directly or primarily responsible for the breach.

D. If the Grantee, in its sole discretion, determines that circumstances require immediate action to prevent or mitigate damage to the Property, or to prevent action or potential action which is determined to be inconsistent with the stated purposes of this easement, the Grantee may pursue any of its remedies under this Section 6, without prior notice to the Grantor or without waiting for the period provided for cure to expire.

E. Nothing contained in this Easement shall be construed to entitle the Grantee to bring any action against the Grantor for any injury to or change in the Property resulting from causes beyond the Grantor's control, including, but not limited to, unauthorized actions by third parties, natural disasters such as fire, flood, storm, and earth movement, or from any prudent action taken by the Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the

Property resulting from such causes.

F. The Grantee and the Grantor reserve the right, separately or collectively, to pursue all legal remedies against any third party responsible for any actions detrimental to the conservation purposes of this Easement.

G. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by the Grantor shall impair Grantee's rights or remedies or be construed as a waiver.

7. NOTICES

All notices, requests, and other communications, required or permitted to be given under this Easement shall be in writing, except as otherwise proved herein, and shall be delivered in hand or sent by certified mail, return receipt requested to the appropriate address set forth above or at such other address as the Grantor or the Grantee may hereafter designate by notice given in accordance herewith. Notice shall be deemed to have been given when so delivered or so mailed.

8. SEVERABILITY

If any provision of this Easement, or the application thereof to any person or circumstance, is found to be invalid by a court of competent jurisdiction, by confirmation of an arbitration award or otherwise, the remainder of the provisions of this Easement or the application of such provision to persons of circumstances other than those to which it is found to be invalid, as the case may be, shall not be affected thereby.

9. CONDEMNATION

A. Whenever all or part of the Property is taken in exercise of eminent domain by public, corporate, or other authority so as to abrogate in whole or in part the Easement conveyed hereby, the Grantor and the Grantee shall thereupon act jointly to recover the full damages resulting from such taking with all incidental or direct damages and expenses incurred by them thereby to be paid out of the damages recovered.

B. The balance of the land damages recovered (including, for purposes of this subsection, proceeds from any lawful sale, in lieu of condemnation, of the Property unencumbered by the restrictions hereunder) shall be divided between the Grantor and the Grantee in proportion to the fair market value of their respective interests in that part of the Property condemned on the date of execution of this Easement. For this purpose, the Grantee's interest shall be the amount by which the fair market value of the Property immediately prior to the execution of this Easement is reduced by the use limitations imposed hereby. The values of the Grantor and Grantee interest shall be determined by an appraisal prepared by a qualified appraiser at the time of condemnation.

C. The Grantee shall use its share of the proceeds to meet the Town of Rye's obligations to reimburse NOAA or its successor agencies for the share of the value used as match for the Federal Financial assistance award granted to the Town of Rye under NOAA award #NA05NOS4191241. and in furtherance of one or more of the conservation purposes set forth herein.

10. ADDITIONAL, EASEMENT

Should the Grantor determine that the expressed purposes of this Easement could better be effectuated by the conveyance of an additional easement, the Grantor may execute an additional instrument to the effect, provided that the conservation purposes of this Easement are not diminished thereby and that a public agency or qualified organization described in Section 5. A., above, accepts and records the additional easement.

11. ARBITRATION OF DISPUTES

A. Any dispute arising under this Easement shall be submitted to arbitration in accordance with NH RSA 542.

B. The Grantor and the Grantee shall each choose an arbitrator within 30 days of written notice from either party. The arbitrators so chosen shall in turn choose a third arbitrator within 30 days of the selection of the second arbitrator.

C. The arbitrators so chosen shall forthwith set as early a hearing date as is practicable which they may postpone only for good cause shown.

D. A decision by two of the three arbitrators, made as soon as practicable after submission of the dispute, shall be binding upon the parties and shall be enforceable as part of this Easement.

E. Notwithstanding the availability of arbitration to address disputes arising under this. Easement, if the Grantee determines that some action or inaction of the Grantor or a third party is causing or may cause irreparable harm or damage to the Property or if the Grantee determines such action or potential action is inconsistent with the purposes of this Easement, the Grantee may in accordance with Section 6 above, seek a temporary restraining order, preliminary injunction or other form of relief from any New Hampshire Court of competent jurisdiction to cause a cessation of any damage or potential harm pending resolution of any dispute in accordance with this Section 11.

12. MERGER

The Grantor and Grantee explicitly agree that it is their express intent, forming a part of the consideration hereunder, that the provisions of the Easement set forth herein are to last in perpetuity, and that to that end no purchase or transfer of the underlying fee

interest in the Property by or to the Grantee or any successor or assignee shall be deemed to eliminate the Easement, or any portion thereof, granted hereunder under the doctrine of "merger" or any other legal doctrine.

The Grantee, by accepting and recording this Easement, agrees to be bound by and to observe and enforce the provisions hereof and assumes the rights and responsibilities herein granted to and incumbent upon the Grantee, all in the furtherance of the conservation purposes for which this Easement is delivered.

The conservation easement was acquired with funds from the Town of Rye, which is using this value as match for its Federal financial assistance award NA05N0S41912141 through NOAA's Coastal and Estuarine Land Conservation Program. The rights conveyed by this easement shall vest in the Town of Rye, subject to the condition that the property shall be maintained for conservation purposes and consistent with purposes as described in the easement. The Town of Rye is responsible for monitoring and enforcing the terms of the easement, and may not dispose or, exchange, or modify the terms without notifying NOAA or its successor agencies.

IN WITNESS WHEREOF, Grantors have hereunto set their hands this 5 day of December, 2008.

Maynard L. Young, Trustee of the
Maynard L. Young Revocable Trust of 1995

Joan B. Young, Trustee of the
Joan B. Young Revocable Trust of 1995

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss

On this 5 day of December, 2008, before me personally appeared Maynard L. Young and Joan B. Young, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same as their free act and deed for the purposes therein contained.

HEATHER G. AUSTIN NOTARY PUBLIC NEW HAMPSHIRE

Notary Public/~~Justice of the Peace~~
My Commission Expires:

HEATHER G. AUSTIN, Notary Public
My Commission Expires July 13, 2010

ACCEPTED: RYE CONSERVATION COMMISSION

BY: James S Raynes

Title: Chairman
Duly Authorized

Date: Dec. 5, 2008

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss

On this Dec. 5th, 2008, before me personally appeared James S. Raynes, in his capacity as Chairman of the Rye Conservation Commission and duly authorized representative of the Rye Conservation Commission, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

Heather G. Austin
Notary Public/Justice of the Peace
My Commission Expires:

HEATHER G. AUSTIN, Notary Public
My Commission Expires July 13, 2010

FORM
CD-57
Rev 12/96

State of New Hampshire
Department of Revenue Administration
61 South Spring Street, P.O. Box 1324
Concord, NH 03302-1324
Tel. (603) 271-3701

REAL ESTATE TRANSFER TAX
DECLARATION OF CONSIDERATION (RSA 78-B:10)

see reverse for instructions
PLEASE PRINT OR TYPE INFORMATION BELOW

PURCHASER, GRANTEE, ASSIGNEE, TRANSFEREE (buyer):

1. IDENTITY: NAME (S) (LAST, FIRST, M-INTL.) AND SOCIAL SECURITY NUMBER (S) OR ENTITY NAME (S) AND FEDERAL IDENTIFICATION NUMBER (S)

Town of Rye	Rye	02-6000-764
2. NUMBER AND STREET	CITY OR TOWN	STATE AND ZIP CODE
10 Central Rd	Rye	03870

SELLER, GRANTOR, ASSIGNOR, TRANSFEROR:

3. IDENTITY: NAME (S) (LAST, FIRST, M-INTL.) AND SOCIAL SECURITY NUMBER (S) OR ENTITY NAME (S) AND FEDERAL IDENTIFICATION NUMBER (S)

Young, Maynard L., Trustee of the Maynard L. Young Revocable Trust of 1995 002148925
Young, Joan B., Trustee of the Joan B. Young Revocable Trust of 1995 339248178

4. NUMBER AND STREET	CITY OR TOWN	STATE AND ZIP CODE
640 Long John Road	Rye	NH 03870

PROPERTY:

5. CITY/TOWN Rye COUNTY Rockingham BOOK NO 4722 PAGE NO 2002
BRIEF DESCRIPTION: (SUCH AS MAP AND LOT NUMBERS; LOCATED AT 17 ELM STREET, AUBURN, OR 10 ACRES FARM HOUSE AND BARN KNOWN AS SMITH FARM, MILL ROAD, MILTON.)
A Portion of Map 16, Lot 144.1
A Portion of Map 18, Lot 76
For a total of 23.8 acres on Long John Rd

6. DATE OF TRANSFER: MONTH 10 DAY 06 YEAR 06
(use numerals)

PRICE OR CONSIDERATION:

7. PRICE OR CONSIDERATION MEANS THE AMOUNT OF MONEY, OR OTHER PROPERTY AND SERVICES, OR PROPERTY OR SERVICES VALUED IN MONEY WHICH IS GIVEN IN EXCHANGE FOR REAL ESTATE, AND MEASURED AT A TIME IMMEDIATELY AFTER THE TRANSFER OF THE REAL ESTATE.

THE UNDERSIGNED BUYER (S) AND SELLER (S) AGREE AND AFFIRM THAT THE FULL PRICE OR CONSIDERATION PAID FOR THE REAL ESTATE TRANSFERRED BY THIS DEED OR INSTRUMENT IS.....$ — 0 —

THE TAX DUE UPON THIS TRANSFER IS CALCULATED AT.....$ — 0 — PER $100.00 OR ANY PART THEREOF.

FOR AN AMOUNT DUE OF .....$ — 0 — (computed to the nearest dollar).

8. SPECIAL CIRCUMSTANCES:
Were there special circumstances in the transfer which suggest that the full price or consideration of the property was either more or less than its fair market value? ( ) NO (X) YES, if yes, please explain.
RSA 78 B:2 I Transfer to a Town

SIGNATURES:

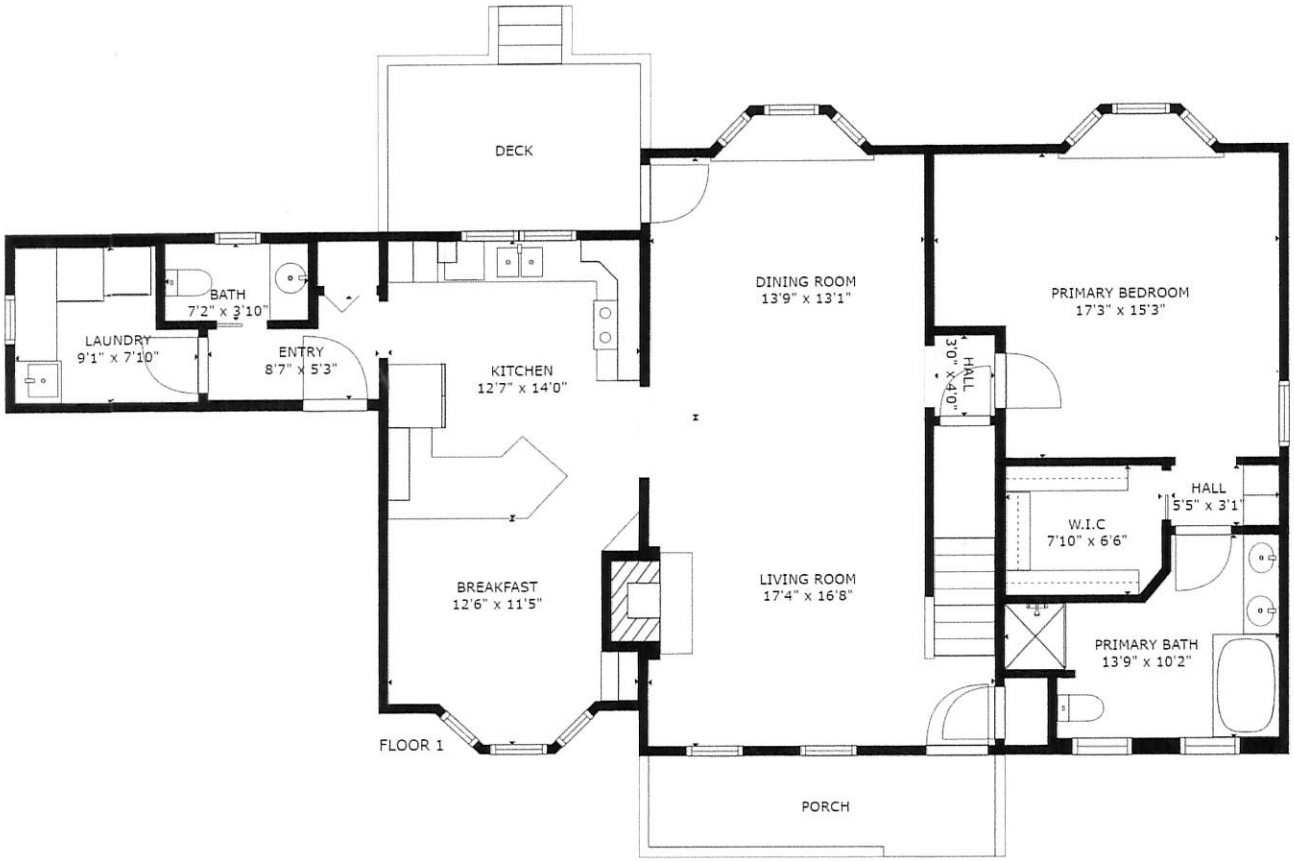
BUYER (S) James S Raynes
James Raynes, Chairman
Town of Rye, Rye Conservation Commission
WITNESS:
DATE: 10-6-06

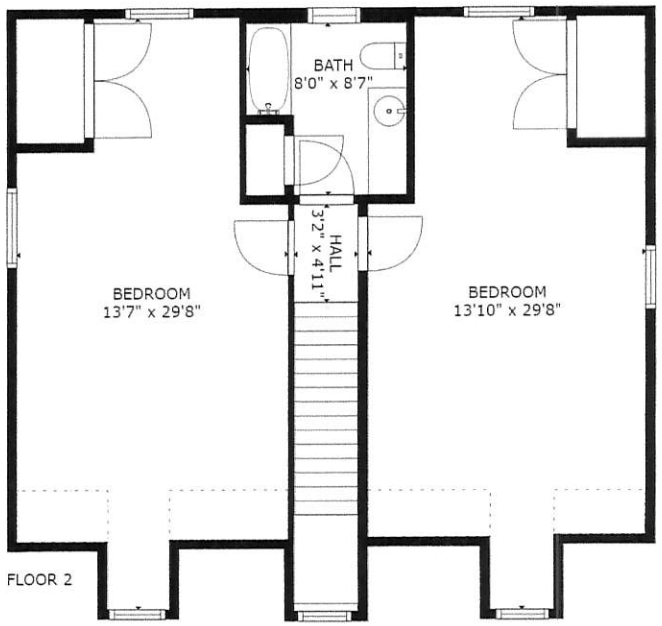
SELLER (S) Maynard L. Young
Maynard L. Young, Trustee
Joan B. Young
Joan B. Young, Trustee
WITNESS:
DATE:

EXHIBIT A

Starting 200 feet southerly from an iron pipe on the sideline of Sagamore Road, also known as Long John Road, thence turning and running south 65° 19' 23" east, a distance of 330 feet, thence turning and running north 29° 40' 37" east, a distance of 200 feet, thence turning and running north 39° 21' 36" east, a distance of 283.13 feet, thence turning and running north 70° 07' 03" east, a distance of 55.91 feet to an iron pipe, thence turning and running north 29° 07' 94" east, a distance of 17.59 feet, thence turning and running south 68° 36' 90" east, a distance of 300.92 feet, thence turning and running south 36° 12' 28" west, a distance of 78.39 feet, thence turning and running south 51° 55' 22" east, a distance of 193.65 feet to a drill hole in a stone wall, thence running south 52° 06' 39" east, a distance of 97.96 feet to a drill hole in a stone wall, thence running south 51° 37' 50" east, a distance of 111.20 feet, thence running 52° 07' 15" east 125.12 feet to an iron pipe, thence turning and running south 33° 57' 32" west, a distance of 175.15 feet to a drill hole in a stone wall, thence running south 34° 56' 30" west, a distance of 245.63 feet to a drill hole in a stone wall, thence turning and running north 53° 07' 34" west, a distance of 131.10 feet, thence running north 52° 07' 12" west, a distance of 107.52 feet to a drill hole in a stone wall, thence turning and running south 32° 57' 53" west, a distance of 75.27 feet along a stone wall, thence running south 39° 45' 03" west, a distance of 114.15 feet to a drill hole, thence running south 34° 45' 03" west, a distance of 635.60 feet, thence turning and running north 01° 01' 15" west, a distance of 380.21 feet, thence turning and running north 21° 30' 38" west, a distance of 138 feet, thence continuing north 22° 18' 06" east, a distance of 2.73 feet, thence running along a tie line and stream north 42° 29' 36" west, a distance of 681.90 feet to a drill hole, thence running north 21° 35' 07" east, a distance of 84.04 feet, thence running north 24° 40' 37" east, a distance of 26.02 feet to a point of beginning.

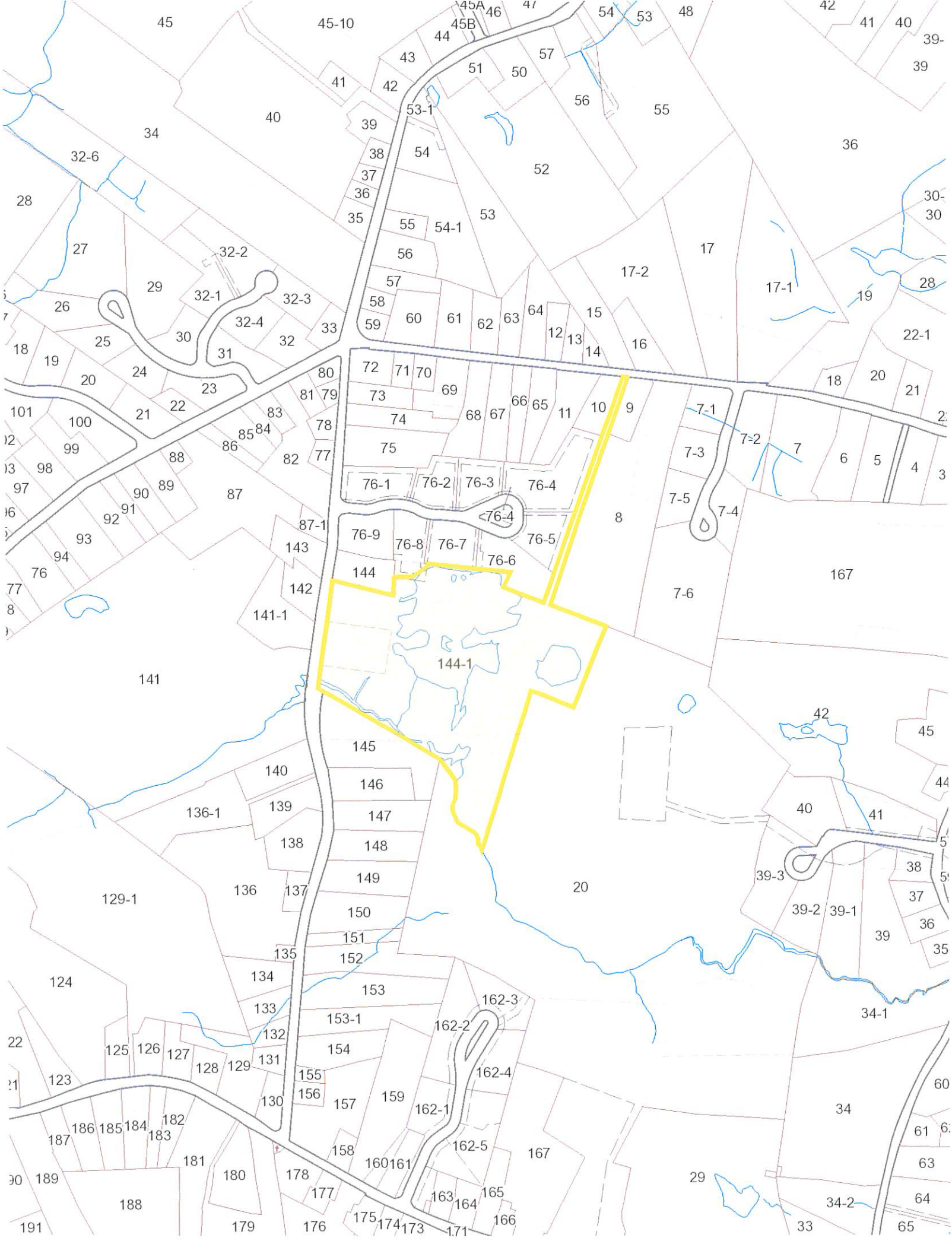
All is found in the subdivision plan Maynard L. Young, Long John Road, Rye, NH from E.J. Cote and Associates, Inc. land surveyors, 36 Ann's Lane, Hampton, NH 03842 on Plan 4-36-6871.





GROSS INTERNAL AREA
FLOOR 1: 1418 sq. ft, FLOOR 2: 784 sq. ft
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 51 sq. ft
TOTAL: 2202 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport



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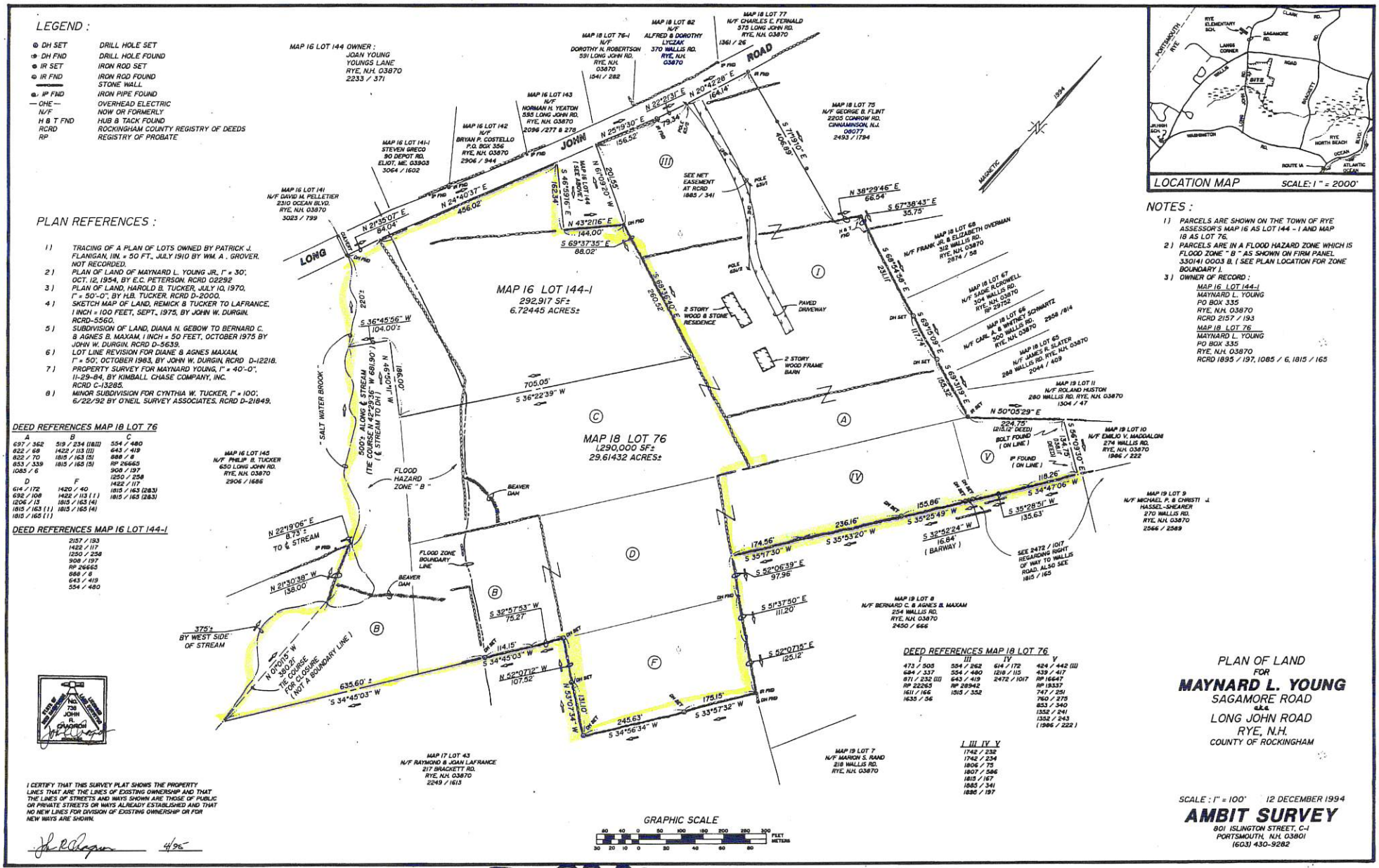
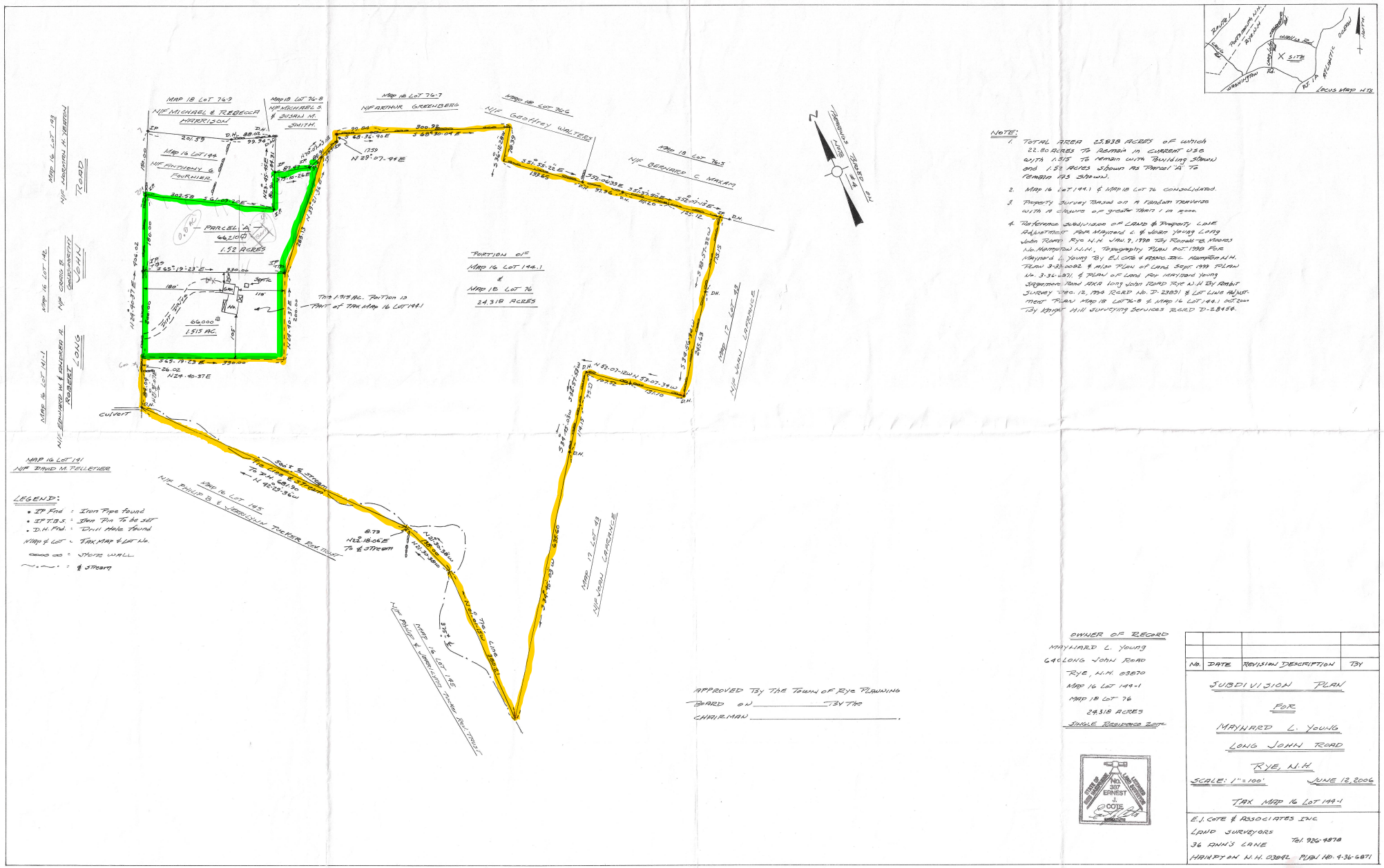
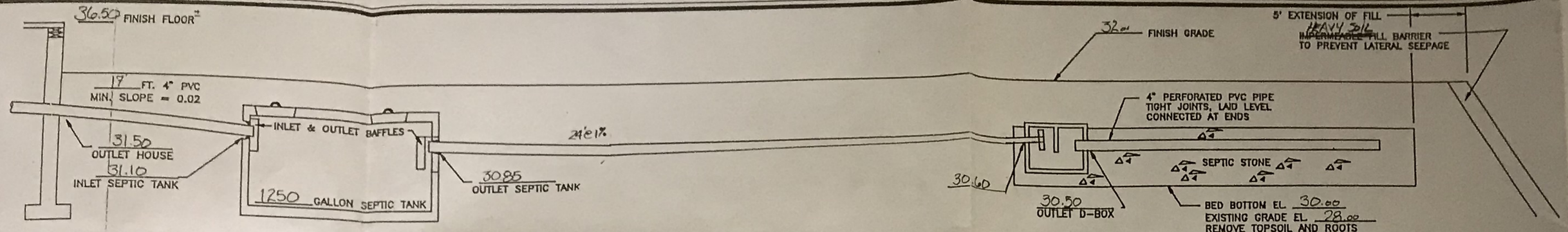
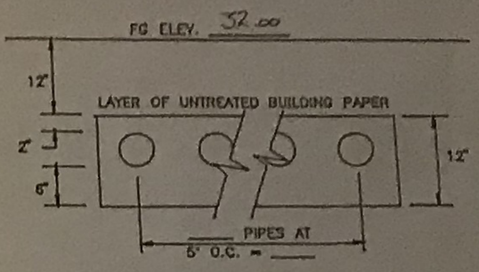

LEGEND :
⊕ DH SET DRILL HOLE SET
⊕ DH FND DRILL HOLE FOUND
● IR SET IRON ROD SET
● IR FND IRON ROD FOUND
STONE WALL
● IP FND IRON PIPE FOUND
— OHE — OVERHEAD ELECTRIC
N/F NOW OR FORMERLY
H & T FND HUB & TACK FOUND
RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
RP REGISTRY OF PROBATE
PLAN REFERENCES :
1) TRACING OF A PLAN OF LOTS OWNED BY PATRICK J. FLANIGAN, IIN. = 50 FT., JULY 1910 BY WM. A. GROVER. NOT RECORDED.
2) PLAN OF LAND OF MAYNARD L. YOUNG JR., 1" = 30', OCT. 12, 1954, BY E.C. PETERSON, RCRD D2292
3) PLAN OF LAND, HAROLD B. TUCKER, JULY 10, 1970, 1" = 50'-0", BY H.B. TUCKER, RCRD D-2000.
4) SKETCH MAP OF LAND, REMICK & TUCKER TO LAFRANCE, 1 INCH = 100 FEET, SEPT., 1975, BY JOHN W. DURGIN. RCRD-5560.
5) SUBDIVISION OF LAND, DIANA N. GEBOW TO BERNARD C. & AGNES B. MAXAM, 1 INCH = 50 FEET, OCTOBER 1975 BY JOHN W. DURGIN. RCRD D-5639.
6) LOT LINE REVISION FOR DIANE & AGNES MAXAM, 1" = 50', OCTOBER 1983, BY JOHN W. DURGIN, RCRD D-12218.
7) PROPERTY SURVEY FOR MAYNARD YOUNG, 1" = 40'-0", 11-29-84, BY KIMBALL CHASE COMPANY, INC. RCRD C-13285.
8) MINOR SUBDIVISION FOR CYNTHIA W. TUCKER, 1" = 100', 6/22/92 BY O'NEIL SURVEY ASSOCIATES. RCRD D-21849.
DEED REFERENCES MAP 18 LOT 76
A: 697 / 362; 822 / 68; 822 / 70; 853 / 339; 1085 / 6
B: 519 / 234 (1811); 1422 / 113 (11); 1815 / 163 (5); 1815 / 165 (5)
C: 554 / 480; 643 / 419; 888 / 6; RP 26665; 908 / 197; 1250 / 258; 1422 / 117; 1815 / 163 (283); 1815 / 163 (283)
D: 614 / 172; 692 / 108; 1206 / 13; 1815 / 163 (1); 1815 / 165 (1)
F: 1420 / 40; 1422 / 113 (1); 1815 / 163 (4); 1815 / 165 (4)
DEED REFERENCES MAP 16 LOT 144-1
2157 / 193; 1422 / 117; 1250 / 258; 908 / 197; RP 26665; 888 / 6; 643 / 419; 554 / 480
MAP 16 LOT 144 OWNER : JOAN YOUNG, YOUNGS LANE, RYE, N.H. 03870, 2233 / 371
MAP 18 LOT 82 N/F ALFRED & DOROTHY LYCZAK 370 WALLIS RD. RYE, N.H. 03870
MAP 18 LOT 77 N/F CHARLES E. FERNALD 575 LONG JOHN RD. RYE, N.H. 03870 1361 / 26
MAP 18 LOT 76-1 N/F DOROTHY N. ROBERTSON 591 LONG JOHN RD. RYE, N.H. 03870 1541 / 282
MAP 18 LOT 143 N/F NORMAN H. YEATON 535 LONG JOHN RD. RYE, N.H. 03870 2096 /277 & 278
MAP 18 LOT 75 N/F GEORGE B. FLINT 2205 CONROW RD. CINNAMINSON, N.J. 08077 2493 / 1794
MAP 16 LOT 142 N/F BRYAN P. COSTELLO P.O. BOX 356 RYE, N.H. 03870 2906 / 344
MAP 16 LOT 141-1 STEVEN GRECO 90 DEPOT RD. ELIOT, ME. 03903 3064 / 1602
MAP 16 LOT 141 N/F DAVID M. PELLETIER 2310 OCEAN BLVD. RYE, N.H. 03870 3023 / 799
MAP 16 LOT 144-1 292,917 SF± 6.72445 ACRES±
MAP 18 LOT 76 1,290,000 SF± 29.61432 ACRES±
2 STORY WOOD & STONE RESIDENCE
2 STORY WOOD FRAME BARN
PAVED DRIVEWAY
SEE NET EASEMENT AT RCRD 1885 / 341
MAP 18 LOT 68 N/F FRANK JR. & ELIZABETH OVERMAN 312 WALLIS RD. RYE, N.H. 03870 2874 / 58
MAP 18 LOT 67 N/F SADIE R. CROWELL 304 WALLIS RD. RYE, N.H. 03870 RP 29752
MAP 18 LOT 66 N/F CARL A. & WHITNEY SCHWARTZ 300 WALLIS RD. RYE, N.H. 03870 2358 /814
MAP 18 LOT 65 N/F JAMES R. SLATER 288 WALLIS RD. RYE, N.H. 03870 2044 / 409
MAP 19 LOT 11 N/F ROLAND HUSTON 280 WALLIS RD. RYE, N.H. 03870 1504 / 47
MAP 19 LOT 10 N/F EMILIO V. MADDALONI 274 WALLIS RD. RYE, N.H. 03870 1946 / 222
MAP 19 LOT 9 N/F MICHAEL P. & CHRISTI J. HASSEL-SHEARER 270 WALLIS RD. RYE, N.H. 03870 2566 / 2569
MAP 19 LOT 8 N/F BERNARD C. & AGNES B. MAXAM 254 WALLIS RD. RYE, N.H. 03870 2450 / 666
MAP 19 LOT 7 N/F MARION S. RAND 218 WALLIS RD. RYE, N.H. 03870
MAP 17 LOT 43 N/F RAYMOND & JOAN LAFRANCE 217 BRACKETT RD. RYE, N.H. 03870 2249 / 1613
MAP 16 LOT 145 N/F PHILIP B. TUCKER 650 LONG JOHN RD. RYE, N.H. 03870 2906 / 1686
"SALT WATER BROOK"
500± ALONG ℄ STREAM (THE COURSE IS N 42°29'38" W 681.90') (℄ STREAM TO DH) AT ELEV. 49
FLOOD HAZARD ZONE "B"
FLOOD ZONE BOUNDARY LINE
BEAVER DAM
375'± BY WEST SIDE OF STREAM
635.60'±
N 0°01'15" W 380.21' TIE COURSE FOR CLOSURE (NOT A BOUNDARY LINE)
N 22°19'06" E 8.73'± TO ℄ STREAM
N 21°30'38" W 138.00'
N 24°40'37" E 456.02'
N 21°35'07" E 84.04'
S 46°39'16" E 262.4'
N 43°21'16" E 144.00'
S 69°37'35" E 88.02'
N 61°09'20" W 29.85'
N 25°19'30" E 156.52'
N 22°23'31" E 79.34'
N 20°42'28" E 164.14'
S 77°19'10" E 404.69'
S 67°38'43" E 35.75'
N 38°29'46" E 66.54'
S 68°54'58" E 231.11'
S 69°15'09" E 117.74'
S 69°31'19" E 165.32'
N 50°05'29" E 224.75' (215.12' DEED)
S 56°03'10" E 134.17' (134.18' DEED)
S 34°47'06" W 118.26'
S 35°28'51" W 135.63'
S 35°25'49" W 155.86'
S 35°53'20" W 236.16'
S 32°52'24" W 16.84' (BARWAY)
S 35°17'30" W 174.56'
S 52°06'39" E 97.96'
S 51°37'50" E 111.20'
S 52°07'15" E 125.12'
S 33°57'32" W 175.15'
N 52°07'12" W 245.63'
S 34°56'34" W
S 32°57'53" W 75.27'
S 34°45'03" W 114.15'
N 52°07'12" W 107.52'
S 34°45'03" W
SEE 2472 / 1017 REGARDING RIGHT OF WAY TO WALLIS ROAD. ALSO SEE 1815 / 165
DEED REFERENCES MAP 18 LOT 76
I: 473 / 505; 684 / 337; 871 / 232 (11); RP 22263; 1611 / 166; 1635 / 56
III: 554 / 248; 554 / 480; 643 / 419; RP 28942; 1313 / 332
IV: 614 / 172; 1216 / 115; 2472 / 1017
V: 424 / 442 (11); 439 / 417; RP 16647; RP 19337; 747 / 251; 760 / 375; 853 / 340; 1352 / 241; 1352 / 243 (1946 / 222)
I III IV V: 1742 / 232; 1742 / 234; 1806 / 75; 1807 / 586; 1815 / 167; 1885 / 341; 1886 / 197
MAGNETIC
1994
I certify that this survey plat shows the property lines that are the lines of existing ownership and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new lines for division of existing ownership or for new ways are shown.
4/95
GRAPHIC SCALE
80 40 0 50 100 150 200 250 300 FEET
30 20 10 0 30 40 60 80 METERS
LOCATION MAP
RYE ELEMENTARY SCH.
CLARK RD.
SAGAMORE RD.
LANGS CORNER
WALLIS ROAD
SITE
PORTSMOUTH
RYE
JAMES
LONG JOHN
BRACKETT
WASHINGTON
RYE NORTH BEACH
OCEAN
ROUTE 1A
ATLANTIC OCEAN
SCALE: 1" = 2000'
NOTES :
1) PARCELS ARE SHOWN ON THE TOWN OF RYE ASSESSOR'S MAP 16 AS LOT 144 - 1 AND MAP 18 AS LOT 76.
2) PARCELS ARE IN A FLOOD HAZARD ZONE WHICH IS FLOOD ZONE " B " AS SHOWN ON FIRM PANEL 330141 0003 B, (SEE PLAN LOCATION FOR ZONE BOUNDARY).
3) OWNER OF RECORD :
MAP 16 LOT 144-1
MAYNARD L. YOUNG
PO BOX 335
RYE, N.H. 03870
RCRD 2157 / 193
MAP 18 LOT 76
MAYNARD L. YOUNG
PO BOX 335
RYE, N.H. 03870
RCRD 1895 / 197, 1085 / 6, 1815 / 165
PLAN OF LAND FOR MAYNARD L. YOUNG SAGAMORE ROAD a.k.a. LONG JOHN ROAD RYE, N.H. COUNTY OF ROCKINGHAM
SCALE : 1" = 100' 12 DECEMBER 1994
AMBIT SURVEY
801 ISLINGTON STREET, C-1
PORTSMOUTH, N.H. 03801
(603) 430-9282

D-23891


MAP 18 LOT 76-3
N/F MICHAEL & REBECCA MARRION
MAP 18 LOT 76-8
N/F MICHAEL & SUSAN M. SMITH
MAP 18 LOT 76-7
N/F ARTHUR GREENBERG
MAP 18 LOT 76-6
N/F GEOFFREY WALTERS
MAP 18 LOT 76-5
N/F BERNARD C. MAKAM
MAP 16 LOT 144
N/F ANTHONY & FOURNIER
PARCEL 'A'
66,210 SQ. FT.
1.52 ACRES
66,000 SQ. FT.
1.515 AC.
PORTION OF MAP 16 LOT 144.1 & MAP 18 LOT 76
24,318 ACRES
This 1.515 Ac. Portion is Part of Tax Map 16 Lot 144.1
LONG JOHN ROAD
MAP 16 LOT 142
N/F GRETA B. CONSTANTINE
MAP 16 LOT 141
N/F EDWARD W. & RICHARD A. ROBERT LONG
MAP 16 LOT 191
N/F DAVID M. TELLEFSEN
MAP 16 LOT 145
N/F PHILIP B. & JOSEPH W. TUCKER 2nd TRUST
MAP 17 LOT 52
N/F JOAN LAWRENCE
MAP 17 LOT 49
N/F JOAN LAWRENCE
N/F PHILIP B. & JOSEPH W. TUCKER 2nd TRUST
culvert
To the Edge of Stream
To P.K.
To ℄ Stream
To ℄ Stream
N/F
N/F
N/F



PROFILE



CROSS - SECTION

DESIGN INTENT

BED BOTTOM TO BE SET
NO MORE THAN / NO ~~LESS THAN~~
23 FT. ABOVE / ~~BELOW~~ EXISTING GRADE
AT HIGH END / ~~MIDPOINT OF~~ FIELD
TO MAINTAIN 6" FT. SEPARATION
FROM BEDROCK / ESHWT

DESIGN CRITERIA

3 BEDROOMS X 150 GPD/BR = 450 GPD
PERC. RATE = 6 MIN./IN.
750 SF REQ'D
900 SF PROV. (30 'X 30 ')

NOTES

MINIMUM DISTANCES: (Ws 1007.03) SCALE: 1" = 20'

	Septic Tank	Leach Field
Surface Water	75	75
Private Well	75	75
Foundation with drain	10	25
Foundation w/o drain	5	10
Culvert Opening	50	75
In-ground swimming pool	20	35
Water line (pressure)	10	25
Water line (suction)	50	100

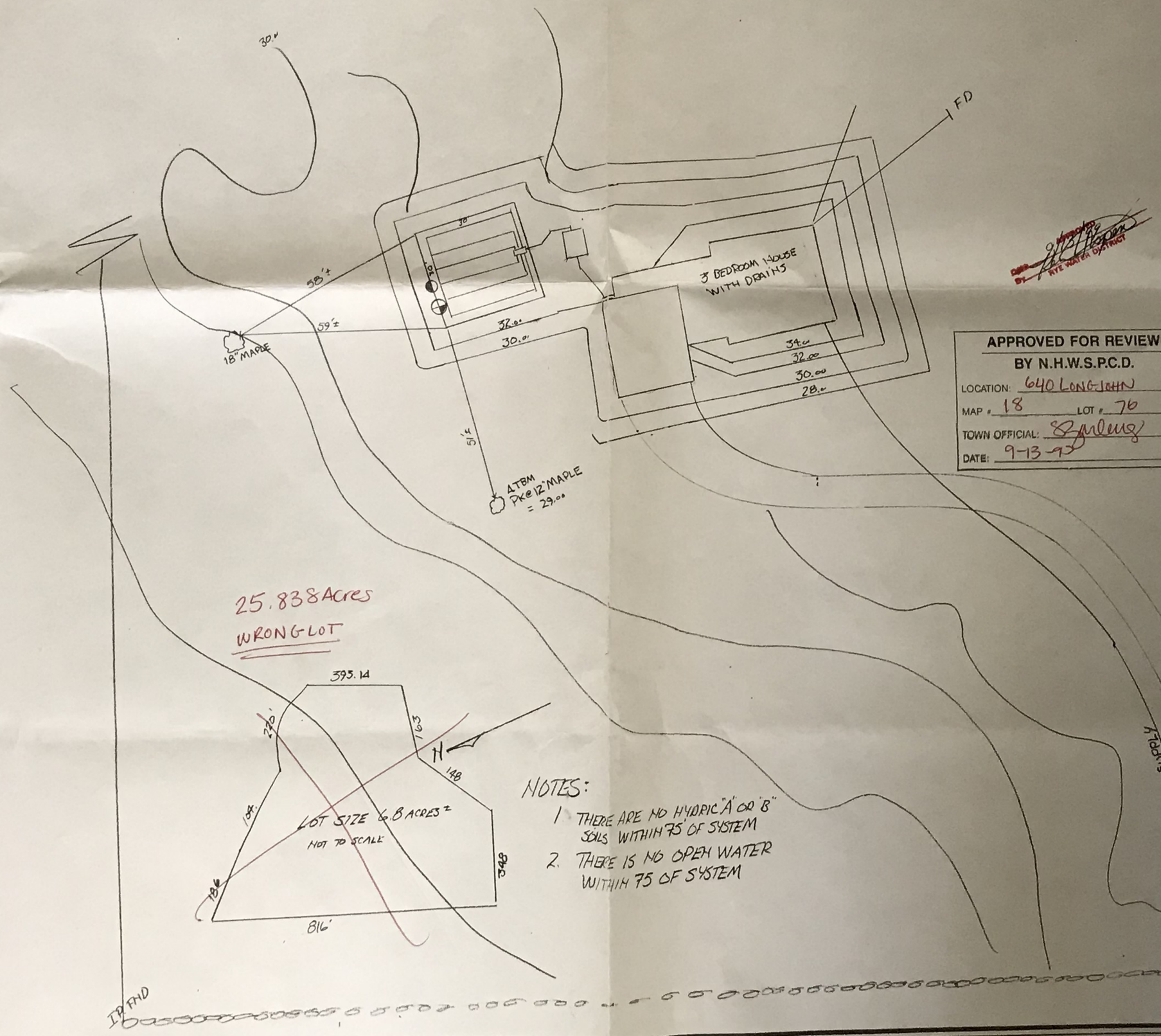
INSTALLATION REQUIREMENTS:

1. Installation of leach field shall be done by a licensed NH DES installer.
2. Remove all tree, roots and loam under field and 3:1 slope area prior to placing fill material.
3. Place fill in 16 inch lifts, consolidate and rake backfill before setting field.
4. Sand fill to be medium textured (0.5 to 1.0mm).
5. All piping outside leaching area must be water tight at all connections with non-shrink hydraulic cement, or equivalent.
6. All septic stone shall be washed and free from iron, fines and clay and sized according to Ws 1014.08.
7. All components to be laid level.
8. Well radius (is) (is not) entirely on lot. See well release form. N/A

RECOMMENDED OPERATING PROCEDURES:

1. Pump septic tank every two years.
2. Septic tank size (~~is~~) (is not) designed for garbage grinder.
3. Use biodegradable detergents.
4. Water saving devices and procedures are recommended.
5. In case of failure this system will be rebuilt in place.

NOTE:
No liability is taken for this plan with respect to the installation unless the designer is contracted to inspect, approve and certify all materials and procedures used to install the system as designed.



APPROVED FOR REVIEW
BY N.H.W.S.P.C.D.
LOCATION: 640 LONG JOHN
MAP #: 18 LOT #: 76
TOWN OFFICIAL: [signature]
DATE: 9-13-99

TEST PIT DATA

DATE: 12/17/98
DEPTH TO LEDGE NONE
DEPTH TO ESHWT 23
OBS. WATER 16

PERCOLATION DATA

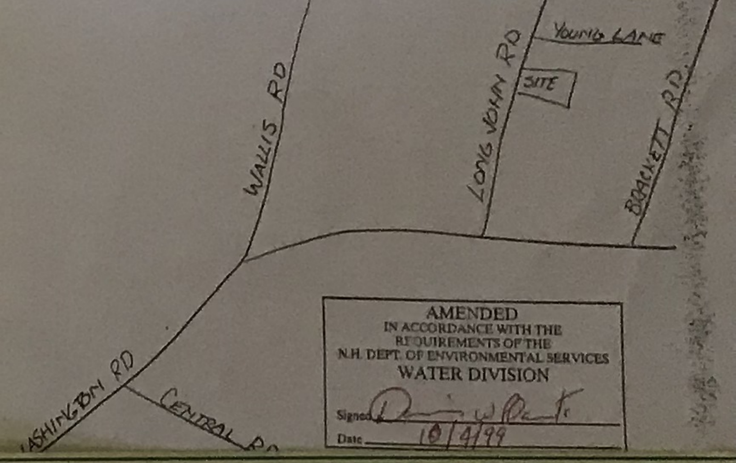
DATE: 1/5/99
DEPTH 22"
RATE: 6 MIN./IN.

SOILS DATA

U.S.D.A.
SOILS CLASSIFICATION
163B CHATFIELD HOLLIS
CANTON COMPLEX
SOILS BOOK
ROCK CTY
MAP NO. 21

TEST PIT LOG

0'-3"	10YR3/3 DARK BROWN SANDY LOAM, GRANULAR FRIABLE
3'-16"	10YR3/4 DARK BROWN SANDY LOAM GRAN FRIABLE
16'-26"	10YR6/6 BROWNISH YELLOW FINE SANDY LOAM GRANULAR FRIABLE
26"-84"	2.5Y6/2 LIGHT GREYISH BROWN LOAMY FINE SANDY LOAM W/ MATEY STRUCTURE
	ESHWT @ 26"
	ROOTS TO 26"
	HOE 6'
	NO REFUSAL



AMENDED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
N.H. DEPT. OF ENVIRONMENTAL SERVICES
WATER DIVISION
Signed [signature]
Date 10/4/99

APPROVAL FOR OPERATION

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03302-0095

AMENDED DUE TO: relocation of tank Replaces CA199901935

OWNER:
MAYNARD L YOUNG
PO BOX 335
RYE NH 03870

COPY SENT TO:
BUILDING INSPECTOR
10 CENTRAL RD
RYE NH 03870

Map No./Lot No.: 018/76
Subd. Appvl. No.: 3+ ACRES
Subd. Name:
County: ROCKINGHAM
Registry Book No.: 2157
Registry Page No.: 293
Previous Docket No.: (if Applicable)
Type of System: C
3 BR
Town/City Location: RYE
Street Location: LONG JOHN RD

Inspector: R Rhodes
Owner Installed For Inspector Benefit
Was Inspected On/Date:
Before Covering And Is Hereby Approved For Use
Date Approved:
By:

REVISED 6/97

WOODS

WOODS

TBM # 3
SPIKE FOUND IN 12" MAPLE
1.0'± ABOVE GROUND
ELEV. = 45.1

LONG JOHN ROAD

WOODS

WOODS

WOODS

WOODS

FLAGGED WETLAND AREA

FLAGGED WETLAND AREA

POND

WOODS

FIELD

FIELD

TBM # 4
NAIL SET IN ROOT COLLAR OF 12" W. PINE
ELEV. = 38.7

MAYNARD YOUNG PROPERTY

TOPOGRAPHIC

E. J. COTE

KNIGHT HILL LAND

NEW

c/o

436-1

LEGEND

- EVEN 2 FOOT CONTOUR
- EVEN 10 FOOT CONTOUR
- EDGE OF POND
- OVERHEAD ELECTRIC
- STONE WALL
- TREE LINE
- IRON PIPE/PIN BOUNDARY MONUMENT
- DRILL HOLE BOUNDARY MONUMENT
- WOOD HUB
- WATER LINE
- UTILITY POLE
- EDGE OF PAVEMENT
- PROPERTY LINE
- EXPOSED LEDGE
- HYDRANT
- CATCH BASIN
- WATER SHUT OFF
- CULVERT
- EDGE OF FLAGGED WETLANDS

WOODED LOWLANDS

FILE

New Hampshire Department of Environmental Services (DES)

Wetlands Bureau

Minimum Impact Expedited Application

INSTRUCTIONS: This form has three sections. Section One is the application form. Section Two is a checklist. Section Three describes which projects meet the minimum impact criteria. Please review Section Three first to be sure you are submitting the correct form.* If your project meets the criteria for minimum impact as outlined in Section Three, then complete all items in Sections One and Two. *Please type or print clearly.*

* *Other forms available at the DES Wetlands Bureau:*

1) Projects involving minimum impact forestry operations or trail construction/maintenance may, provided certain conditions are met, be approved by notification with the appropriate form.
2) Permits for minimum impact mineral dredging may be obtained by submitting the Recreational Mineral Dredging application form. If your project does not qualify as minimum impact, please use the standard application form.
3) Permits for minimum impact agricultural projects may be obtained by developing plans in conjunction with the appropriate County Conservation District and submitting a minimum impact agricultural form.
4) All other projects require a **STANDARD APPLICATION** form.

SECTION ONE

1. Name of Owner: YOUNG (Last), MAYNARD (First), L. (Middle)

2. Mailing Address: 640 Long John Rd, P.O. Box 335 (Box # / Street), RYE (Town/City), NH (State), 03870 (Zip code)

(603) 436-0477 (Daytime Telephone Number) ( ) (Fax Number)

3. Location of Proposed Project: 640 (Street #) LONG JOHN ROAD (Street/Road/Highway) RYE (Town/City) NH (State) 03870 (Zip code)

Tax Map Number: 16 Block/Lot Number: 144-1

4. Contractor or Agent: JEFFREY C. ORCHARD, ENV. CONS. (Name of Contact/Company Name (if any))

P.O. Box 452 (Box # / Street) WINDHAM (Town/City) NH (State) 03087 (Zip code)

(603) 345-2530 (Daytime Telephone Number) (603) 894-6444 (Fax Number)

5. Provide a brief description of your proposed project, include the amount of proposed wetland impact (in square feet) and/or the amount of shoreline impact (in linear feet):

Maintenance dredging of 9703 SF. of exposed peninsula areas to restore and rehab functional values of a legally constructed pond under wt 303.04K. Approximately 1400 cubic yards of material will be removed, average depth, 4ft.

FOR INTERNAL USE ONLY			
Check #	Check Amt:	Initials	File #
Check Submitted By:			Date received

rev 3/31/97

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6. Please explain the purpose of, or the need for, the proposed work and why this proposal is the alternative with least impact:
An increase in depth will provide additional protection for the stocked fish population during dry seasons or under drought conditions. The location was selected because the work can be done without additional impacts to wetlands

7. Name of Waterbody *(as listed on the U. S. Geological Survey Map)*: N/A

If not listed on the map, please check which of the following best applies to your area:
☒ unnamed lake or pond ☐ unnamed wetland ☐ unnamed stream ☐ unnamed tributary to _____

8. Please check the box(es) which best describe the area(s) in which work is proposed:
☐ salt marsh ☐ tidal water ☐ sand dune ☐ 100 feet from highest observable tideline
☐ bog ☐ freshwater marsh ☐ swamp ☐ wet meadow
☐ river ☐ perennial stream ☐ seasonal stream ☐ lake or pond
☒ other *(explain or describe area)* pond legally constructed in a depleted gravel pit.

9. Linear feet of shoreline frontage on the property: N/A

REQUIRED SIGNATURES

10. *Applicant (owner or authorized agent).* My signature below certifies that: 1) all abutters have been notified of this proposed work by certified mail; 2) plans and application materials, in this and all subsequent submissions, are complete and accurate; 3) I am aware that the work I am proposing may require additional state, local or federal permits; and 4) any structure which I am proposing to repair or replace was either previously permitted by the NH Wetlands Board or DES Wetlands Bureau or would be considered *grandfathered* (which is defined as having been in existence prior to permit authority under RSA 482-A:3, I or its predecessor statute RSA 483-A:1, I and has been installed in same location, with the same dimensions, configuration, and construction type, and the structure has not been *abandoned*, which means the failure, for a period of 5 years, to maintain an existing structure in a condition so that it is functional and intact (Wt 101.01).

Maynard L. Young — signature of owner or authorized agent
MAYNARD L. Young — print name legibly
MARCH 11, 2002 — date

11. *Conservation Commission.* The signature below certifies that the municipal conservation commission has reviewed this application, and: 1) waives its right to intervene per RSA 482-A:11; 2) believes that the application and submitted plans accurately represent the proposed project; and 3) has no objection to permitting the proposed work. *Conservation Commission is not required to sign. If Conservation Commission does not sign this statement for any reason, then the applicant must file a standard application for this project.*

James S. Raynes Chairman — authorized commission signature
James S. Raynes — print name legibly
March 16 2002 — date

12. *Town Clerk.* I hereby certify that the applicant has filed five application forms, five detailed plans, and five USGS location maps with the town/city of Rye as required by Chapter 482-A:3 (amended 1991), and I have received and retained certified postal receipts (or copies) for all abutters identified by the applicant.

Elizabeth M. Yeaton Deputy — signature of town/city clerk
Elizabeth M. Yeaton — print name legibly
3-18-02 — date

IMPORTANT NOTE: Under NH law, the DES Wetlands Bureau is required to act on minimum impact applications meeting all criteria for expedited review within 30 days of receiving a *complete* application. However, applicants are advised that work carried out prior to actually receiving a written permit issued by the DES Wetlands Bureau may not be covered under the federal Army Corps of Engineers State Programmatic General Permit (issued on June 1, 1992 , amended on October 20, 1992 and on February 28, 1994) and therefore **may be in violation of federal law.**

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Jeffrey D. Orchard Environmental Consultant

Post Office Box 452 Windham, NH 03087 USA
Phone / Fax (603) 894-0444 Email JOrchard@ael.com
Certified Wetland Scientist - NH # 095
Cellular (603) 345-2930

NH Department of Environmental Services
Wetlands Bureau
PO Box 95
Concord, NH 03302

March 8, 2002

Re: Maynard Young, 640 Long John Road, Rye, NH

Good morning,

This letter is to accompany an application to perform maintenance dredging of a pond on Tax Map 16, Lot 144-1 in the Town of Rye, NH owned by Maynard Young. The pond was initially constructed in a depleted gravel pit under the supervision of Leslie Blaisdell, Responsible Technician, in 1969. I have appended a copy of the original document which is entitled " Maynard Young, Dug Pond", dated 10-15-69 and which is on file at the Rockingham County Conservation District in Brentwood, NH. This document is proof that this pond was legally constructed under the rules which were in place at the time, pursuant to Wt 303.04 k.

This proposed project consists of maintenance dredging of a total of 9,700 square feet of exposed peninsula in two separate areas, one of which is 2,800 square feet in size, the other 6,900 square feet. The purpose of the project is to facilitate the maintenance of stocked trout habitat during periods of low water, by increasing the depth and size of the pond. This area was chosen because it can be accessed by the necessary equipment on an existing right of way without requiring additional wetlands impacts to do the work.

The work area lies outside flood Zone B as indicated on FIRM Map # 330141-003-B Dated June 17, 1976, but is within the watershed of Saltwater Brook. This excavation will have little effect on the watershed, other than to provide an additional area of flood storage capacity within the watershed. Due to the nature of the hydrology in the area, little or no impacts are expected outside the work area.

All dredged materials will be disposed of outside the jurisdiction of DES Wetlands Bureau, and appropriate erosion controls will be emplaced during the work, including hay bales, silt fence, and check dams if required. Work is expected to occur during a dry or frozen part of the year, and erosion controls will remain in place until the area has stabilized in order to minimize potential impacts of the project.

A proposed construction sequence is as follows:

1. Install and maintain erosion controls consisting of silt fence and straw bales at the limits of dredging activity and where deemed necessary.

2. Select a suitable location to dewater dredged materials before it is removed from the site. This area should have erosion controls installed between it and open water or sensitive areas.

3. If possible, leave a narrow berm of material to act as a temporary coffer dam to allow most excavation to take place before the area is flooded. This reduces siltation potential while the work is being done.

4. Seed and mulch any remaining slopes after dredging is complete. Remove erosion controls after ground cover is re-established.

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General construction note:

Park and refuel machinery and equipment away from areas where leaking fuels and lubricants may present a hazard potential to surface waters. Promptly remove equipment from the work area if a leak or spill is detected. Have absorbent materials handy.

Please do not hesitate to contact myself or Mr. Young if you have questions or comments about the project.

Sincerely,

Jeffrey C. Orchard
Environmental Consultant

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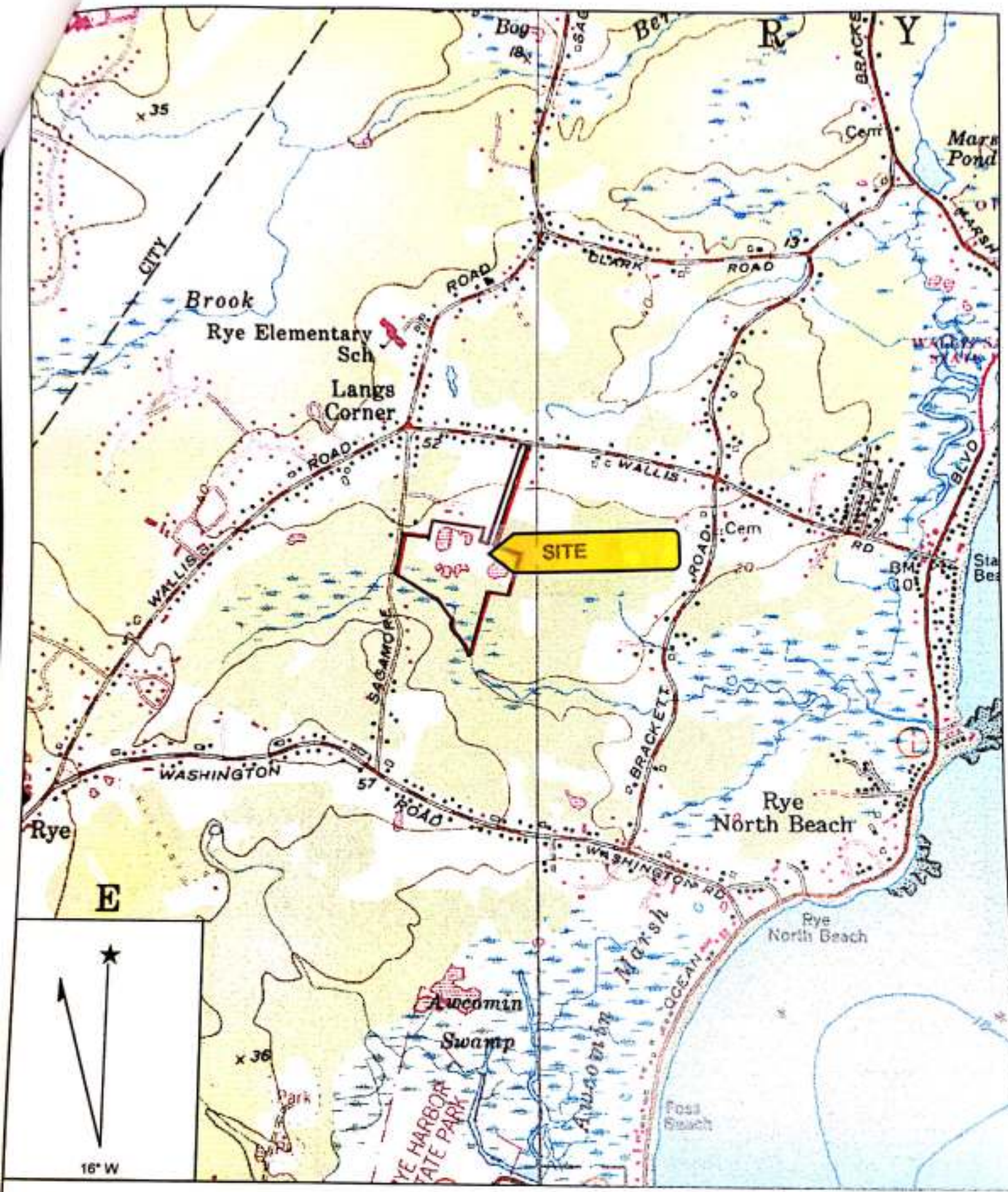

Name: PORTSMOUTH
Date: 2/18/102
Scale: 1 inch equals 1333 feet

Location: 043° 01' 14.6" N 070° 45' 04.0" W
Caption: Maynard Young
640 Long John Road
Rye, NH 03870

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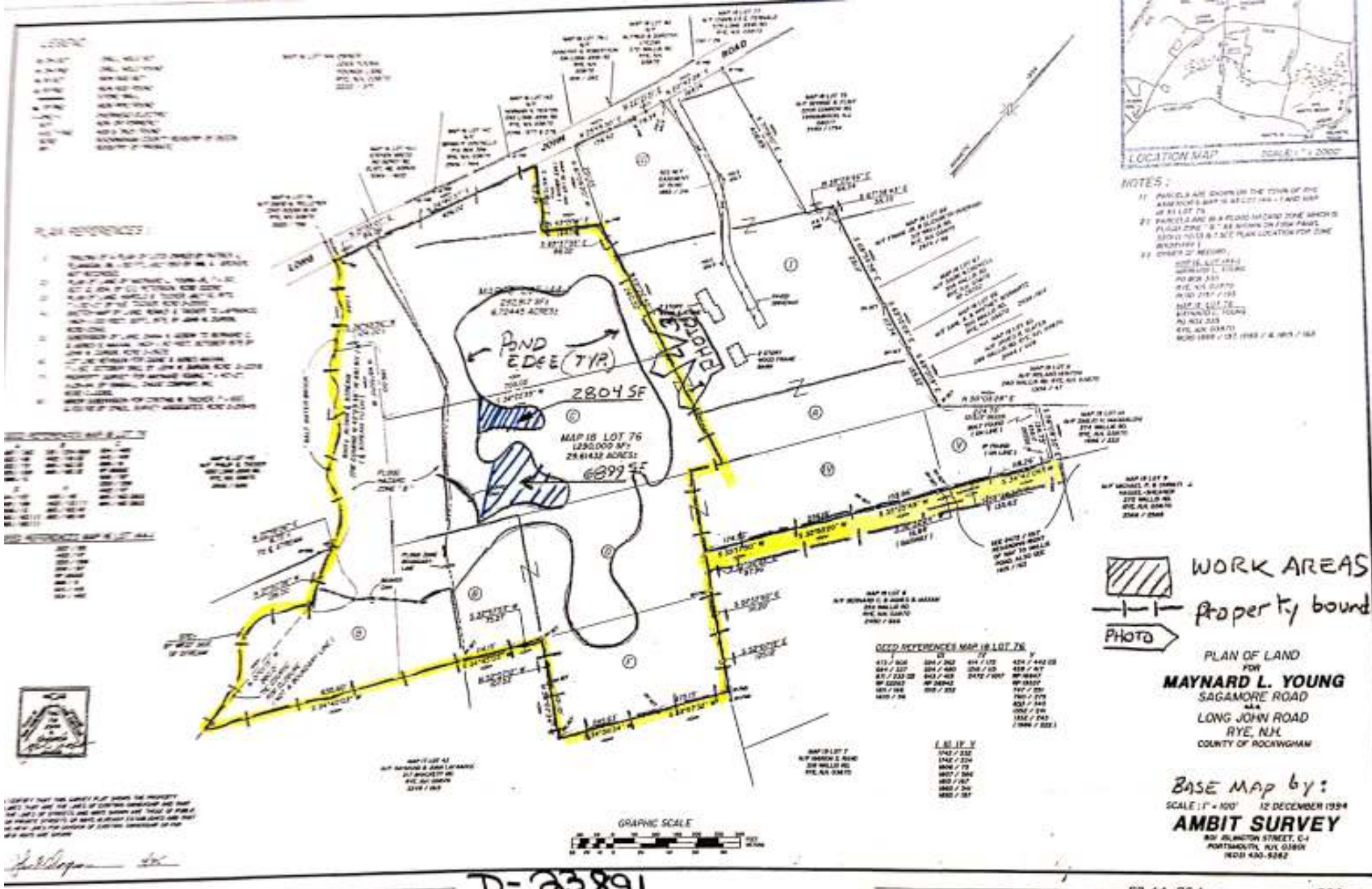

D-23891

FB 44 PG 1 — 390

Additional detail by:

MARCH 1, 2002

Jeffrey C. Orchard
Environmental Consultant
Post Office Box 452
Windham, NH USA 03087

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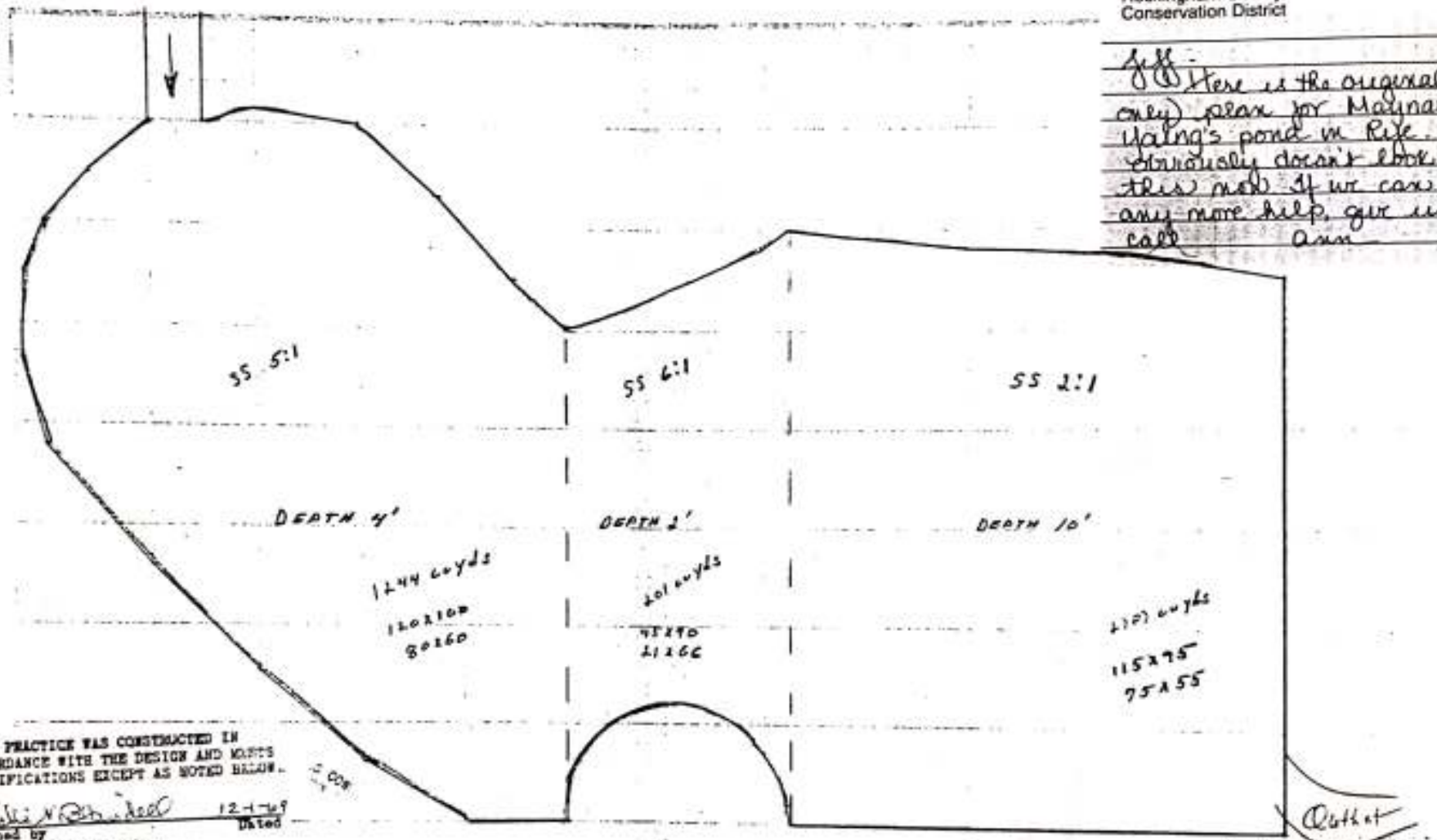
Rockingham County
Conservation District

Jeff -
Here is the original (only) plan for Maynard Young's pond in Rye. It obviously doesn't look like this now. If we can be of any more help, give us a call Ann



THIS PRACTICE WAS CONSTRUCTED IN ACCORDANCE WITH THE DESIGN AND MEETS SPECIFICATIONS EXCEPT AS NOTED BELOW.

[signature] 12-1-69
Signed by Dated
Responsible Technician

ACP 33G 789 1969
ACP Farm No. SCD Plan No. Year
Wildlife pond
Field No. ACP/Practice Description

MAYNARD YOUNG DUG POND
RYE N.H.

10-15-69 NB

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Figure 1
Pond Overview, Looking Southeast
Nov. 17, 2001

Scanned with CamScanner

Figure 2
Area to be Dredged, View to the West
Nov. 17, 2001

Scanned with CamScanner

Figure 3
Pond Overview, Looking Southwest
Nov. 17, 2001

Scanned with CamScanner

Jeffrey C. Orchard Environmental Consultant

Post Office Box 452 Windham, NH 03087 USA
Phone / Fax (603) 864-8444 Email JCOrchard@aol.com
Certified Wetland Scientist - NH # 055
Cellular (603) 345-2530

March 8, 2002

Ms. Sara Cairns
New Hampshire Natural Heritage Inventory
Department of Resources and Economic Development
172 Pembroke Road
Post Office Box 1858
Concord, NH 03302

Re: 840 Long John Road, Rye, NH

Dear Ms. Cairns,

Enclosed please find a site location map and a letter description of a project proposed by Mr. Maynard Young to perform maintenance dredging of an existing pond on his property. In accordance with NH regulations, this is a notification of the application, and a request for any information about threatened or endangered species, or significant natural habitat that may be disturbed by or in the vicinity of this project.

Thank you in advance.

Sincerely,

Jeffrey C. Orchard
Environmental Consultant

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Jeffrey C. Orchard Environmental Consultant

Post Office Box 452 ♦ Windham, NH 03087 ♦ USA
Phone / Fax (603) 894-6444 ♦ Email JCOrchard@aol.com
Certified Wetland Scientist - NH # 055
Cellular (603) 345-2530

Abutters List- 624 Long John Road

Tax Map ID #	Name and Address	Map Location
Map 16/144/0	Anthony and Joanne Fournier (586 Long John Road, Rye) 16 Walker Bungalow Road Portsmouth, NH 03801	01
Map 16/145/0	Philip and Jerri Lynn Tucker 650 Long John Road Rye, NH 03870	02
Map 17/020/0	Joan A. LaFrance 175 Washington Road Rye, NH 03870	03
Map 018/76/04	Joseph Sawtelle (9 Young Lane, Rye) P.O. Box 368 New Castle, NH 03854	04
Map 018/76/05	Geoffrey and Lynn Walters 11 Young Lane P.O. Box 626 Rye, NH 03870	05
Map 18/76/06	John and Mary Nadolny 10 Young Lane Rye, NH 03870	06
Map 18/76/07	Arthur and Susan Greenberg (8 Young Lane, Rye) 3127 Valencia Terrace Charlotte, NC 28211	07
Map 18/76/08	Joseph Sawtelle (6 Young Lane, Rye) P.O. Box 368 New Castle, NH 03854	08
Map 19/08/0	Agnes Maxam 254 Wallis Road Rye, NH 03870	09
Map 19/09/0	Michael and Christi Hassel-Shearer 270 Wallis Road Rye, NH 03870	10
Map 19/10/0	Emilio and Linda Maddaloni 274 Wallis Road Rye, NH 03870	11

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Jeffrey C. Orchard Environmental Consultant

Post Office Box 452 Windham, NH 03087 USA
Phone / Fax (603) 894-6444 Email JCOrchard@aol.com
Certified Wetland Scientist - NH # 055
Cellular (603) 345-2530

Abutter Notification Letter
Re: Maynard Young, 640 Long John Road, Rye, NH

March 8, 2002

Dear Abutter,

Mr. Maynard Young has applied to the New Hampshire Department of Environmental Services, Wetlands Bureau for a permit to perform maintenance dredging of a pond on his property for the purpose of enhancing habitat for fish which have been previously stocked within the pond. The work will consist of removing two exposed areas totalling approximately 9,700 square feet in order to enhance habitat area and provide greater water depth during periods of drought or lowered water levels. A copy of the application is available for viewing from the Rye Conservation Commission. Any questions about this proposal may be addessed to either myself or Mr.Young directly.

Sincerely,

Jeffrey C. Orchard
Environmental Consultant

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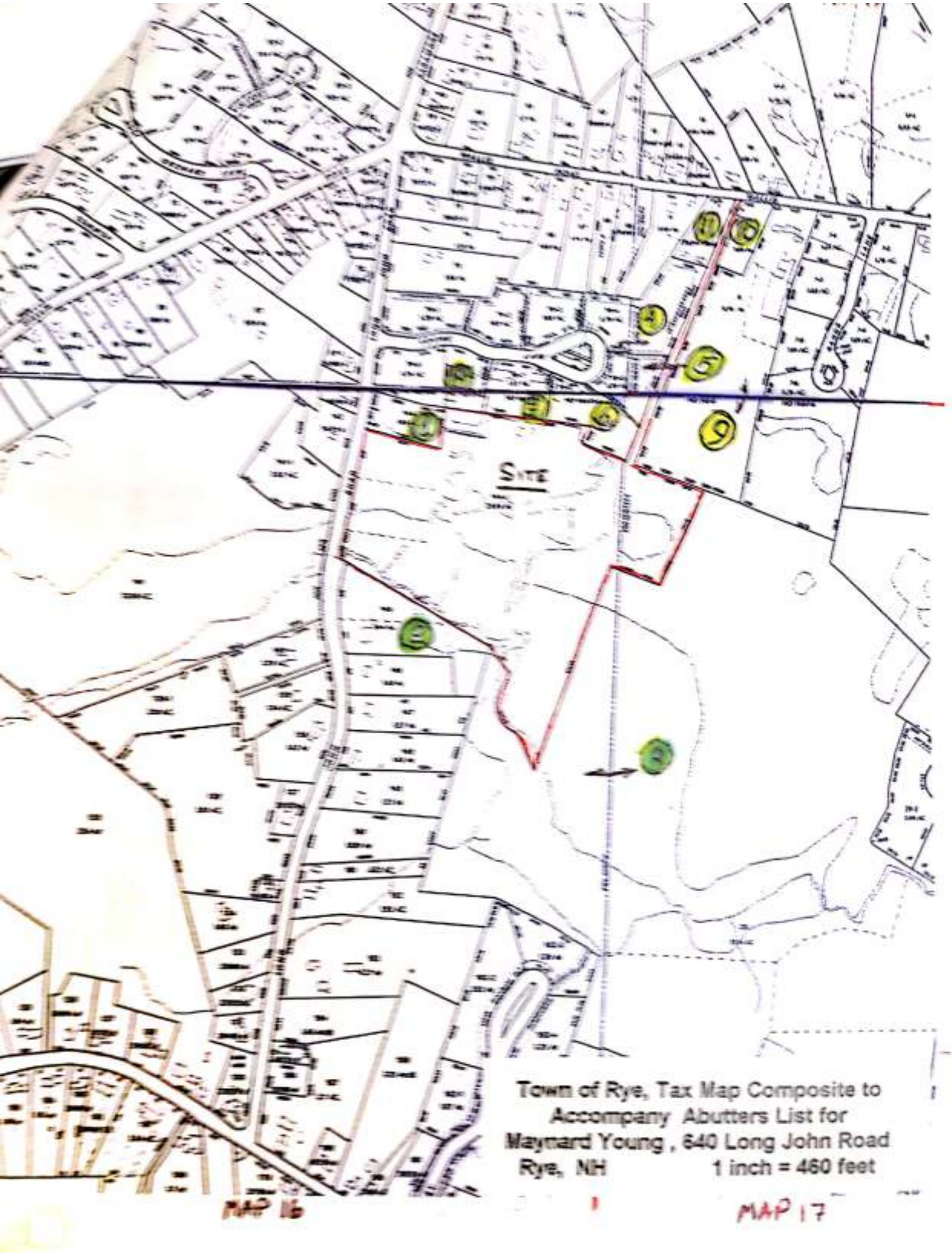

Town of Rye, Tax Map Composite to Accompany Abutters List for Maynard Young , 640 Long John Road Rye, NH 1 inch = 460 feet

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APPROVAL FOR CONSTRUCTION

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03302-0095

CA1999015035 APPROVAL NO. CA1999015035

THE PLANS AND SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR

OWNER:

MAYNARD L YOUNG
PO BOX 335
RYE NH 03870-

COPY SENT TO:

BUILDING INSPECTOR
10 CENTRAL RD
RYE NH 03870

BY APPLICANT: PERMIT NO.

DONALD GRAVES
5 HILLCREST DR
STRATHAM NH 03885

Map No./Lot No.: ~~018/070~~ → M16
Subd. Appvl. No.: 6-8 ACRE LOT L-144-01
Subd. Name:
County: ROCKINGHAM
Registry Book No.: 2157
Registry Page No.: 193
Probate Docket No.: (If Applicable)

Type of System: 3 BR
450 GPD

Town/City Location: RYE

Street Location: 640 LONG JOHN RD

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure. (RSA 485-A:37)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (Env-Ws 410.05)

ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES IN PLANS AS INDICATED BELOW CONDITIONS

1. NO OPERATIONAL APPROVAL UNTIL WATER SERVICE IS AT LOT LINE.
2. APPROVED WITH A MUNICIPAL WATER SUPPLY ONLY.

Approved this date: 02/03/1999 By: JOHN C BAAS
N.H. Department of Environmental Services Staff

Date amended: Amended by:

REVISED 6/97

TOWNS

199900560

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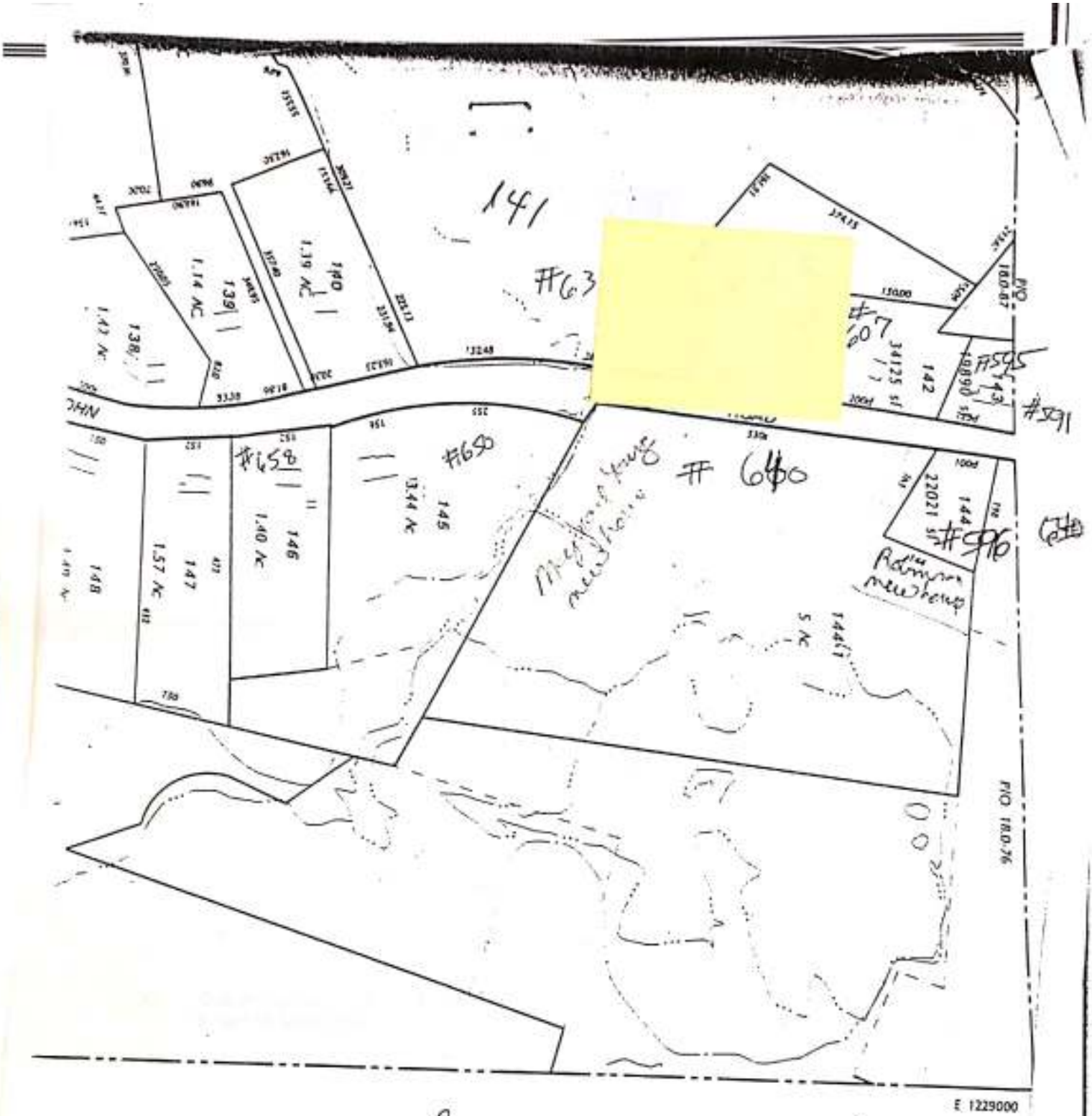

change Maynard's house
18-76 from
~~#640~~

16

Maynard's new house
can be 640
on remainder of
Lot 144-1 which
borders stream

Town of Rye
BUILDING DEPARTMENT

Susan Labrie
Building Inspector
slabrie@town.rye.nh.us

Kimberly Reed
Planning Administrator
kreed@town.rye.nh.us

December 1, 2009

640

Ms. Young
Longjohn Road
Rye, NH 03870

RE: Beaver Dam

Dear Ms. Young:

The Director of Public Works determined that the beaver dam on your property has the potential to flood Longjohn Road. Under RSA 210:9, if the Town determines that the dam is threatening *public roads or bridges*, the Town can remove the dam with the **owner's written permission** and a permit from the Fish and Game's Executive Director.

Please provide us with written permission to go on your land to slowly remove the beaver dam. We are required to slowly remove the dam in order to avoid any sudden release of impounded water.

You may send the letter to me via email or to my attention at Town Hall.

Thank you for your cooperation.

Sincerely,

Susan Labrie
Rye Building Inspector

CC: Director of Public Works, E. Jordan
Board of Selectmen

I approve of above
Joan Young

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This Permit expires 1 year from date of issue

BUILDING PERMIT

RYE, N.H.

Aug 30 1999

PERMIT # Nº 5074

PERMISSION IS HEREBY GRANTED TO:

OWNER: MAYNARD YOUNG TELEPHONE # _____

LOCATION OF WORK: 640 LONGJOHN RD TAX MAP # 18 LOT # 76

TO: ERECT: _____ ALTER: _____ PAVE: _____

DESCRIPTION: ELECTRICAL M-4443

CONTRACTOR: MALOINI ELECTRIC

ADDRESS: GREENLAND, NH TELEPHONE # 436-4736

COST OF CONSTRUCTION $5000 PERMIT FEE $50 CK. V CASH ____

THIS PERMISSION IS GRANTED IN ACCORDANCE WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF RYE.

SIGNED: _____

WILLIAM R. JENNESS, BUILDING INSPECTOR

THIS PERMIT TO BE POSTED AT WORK SITE

FLOOD PLAIN CERTIFICATE? YES/NO

CC: _____

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Young

APPLICATION FOR ELECTRICAL PERMIT

Rye, NH 964-9800

Contractor Name: MALDINI ELECTRIC

Address: 14 AUTUMN POND PARK GE

Phone No. : 436-4736 Pager/Car phone: _____

License Number: 4443 Expiration Date: 2/2000

Location of Work: 640 LONG JOHN RD, RYE N.H. Date: _____

Names of other persons on site and their license no. and status:

Estimated Cost of Work: ~~$7000~~ $5,00

Fee Schedule:

For estimated cost of work $1,000 - $5,000 Fee = $50.00
For estimated cost of work $5,001 ---- Fee = $100.00

Work under $1,000 no fee.

==========

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Check ID: (yes)/no Check Trade License: (yes)/no

Fee received: $50 check ✓ cash ____

Building permit obtained for other work: (yes)/no permit no. _____

Maynard
Young

S. Zarlengo
Town Hall
10 Central Rd
Rye, NH 03870

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This Permit expires 1 year from date of issue

BUILDING PERMIT

RYE, N.H.

SEPT 7 19 99

PERMIT # Nº 5088

PERMISSION IS HEREBY GRANTED TO:

OWNER: MAYNARD YOUNG TELEPHONE #

LOCATION OF WORK: 640 LONG JOHN TAX MAP # 18 LOT # 76

TO: ERECT: ALTER: PAVE:

DESCRIPTION: PLUMBING - NEW HOME

6156-M

CONTRACTOR: CHUCK POIRIER P+H

ADDRESS: SO. BERWICK, ME TELEPHONE # 207-384-5401

COST OF CONSTRUCTION $4,500 PERMIT FEE $50 CK ✓ CASH

THIS PERMISSION IS GRANTED IN ACCORDANCE WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF RYE.

SIGNED:

WILLIAM R. JENNESS, BUILDING INSPECTOR

THIS PERMIT TO BE POSTED AT WORK SITE

FLOOD PLAIN CERTIFICATE? YES/NO

CC:

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APPLICATION FOR PLUMBING PERMIT

Rye, NH 964-9800

Contractor Name: Chuck Poirier P+H

Address: 152 York Woods Road So Berwick Me 03908

Phone No. : 207 384 5401 (Pager) Car phone: 207 681 2220

License Number: Master 6156 Expiration Date: _____

Location of Work: 640 Long John Rd Date: 8/11/99

Names of other persons on site and their license no. and status:

N/A

Estimated Cost of Work: my contract is for $4,500

Fee Schedule:

For estimated cost of work $1,000 - $5,000 Fee = $50.00
For estimated cost of work $5,001 ---- Fee = $100.00

Work under $1,000 no fee.

==========

FOR OFFICE USE ONLY

Maynard Young

Check ID: yes/no Check Trade License: yes/no

Fee received: $50 check V 1027 cash ____

Building permit obtained for other work: yes/no permit no. _____

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APPROVAL FOR CONSTRUCTION

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03302-0095

CA1999018824 APPROVAL NO CA1999018824

THE PLANS AND SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR

OWNER:

MAYNARD L YOUNG
PO BOX 335
RYE NH 03870-

COPY SENT TO:

BUILDING INSPECTOR
10 CENTRAL RD
RYE NH 03870

BY APPLICANT: PERMIT NO. 01144

DONALD GRAVES
5 HILLCREST DR
STRATHAM NH 03885

Map No./Lot No.: 018 / 76
Subd. Appvl. No.: 5+ ACRES
Subd. Name:
County: ROCKINGHAM
Registry Book No.: 2157
Registry Page No.: 193
Probate Docket No.: (If Applicable)

Type of System: 3 BR
450 GPD
Town/City Location: RYE

Street Location: LONG JOHN RD

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure. (RSA 485-A:37)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (Env-Ws 410.05)

ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES IN PLANS AS INDICATED BELOW CONDITIONS

1. REPLACES CA1999015033.

Superceded 9-13-99

Approved this date: 07/19/1999 By: JOHN C BAAS
N.H. Department of Environmental Services Staff

Date amended: _____ Amended by: _____ (OVE

CA 1999 0 1 8 8 2 4 Signed

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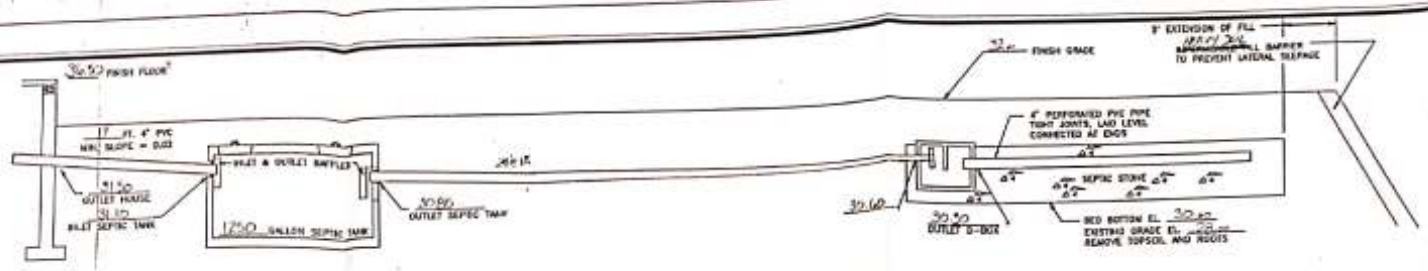
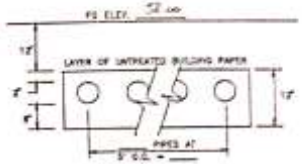


PROFILE



CROSS – SECTION

DESIGN INTENT

BED BOTTOM TO BE SET/
NO MORE THAN / NO ~~LESS THAN~~
2' FT. ABOVE / ~~BELOW~~ EXISTING GRADE
AT HIGH END / ~~LOW END~~ OF FIELD
TO MAINTAIN 4'-0" FT. SEPARATION
FROM BEDROCK / ESHWT

DESIGN CRITERIA

3 BEDROOMS X 150 GPD/BR = 450 GPD
PERC. RATE = 4 MIN./IN.
~~600~~ SF REQ'D
600 SF PROV. (30 ' X 30 ')

NOTES

MINIMUM DISTANCES: (Per Env-Ws 1003.03) SCALE: 1" = 30'

	Septic Tank	Leach Field
Surface Water	75	75
Private Well	50	75
Foundation with drain	10	25
Foundation w/o drain	5	10
Cut/Fill Bank	10	25
In-ground swimming pool	25	25
Water line (pressure)	10	25
Water line (suction)	50	100

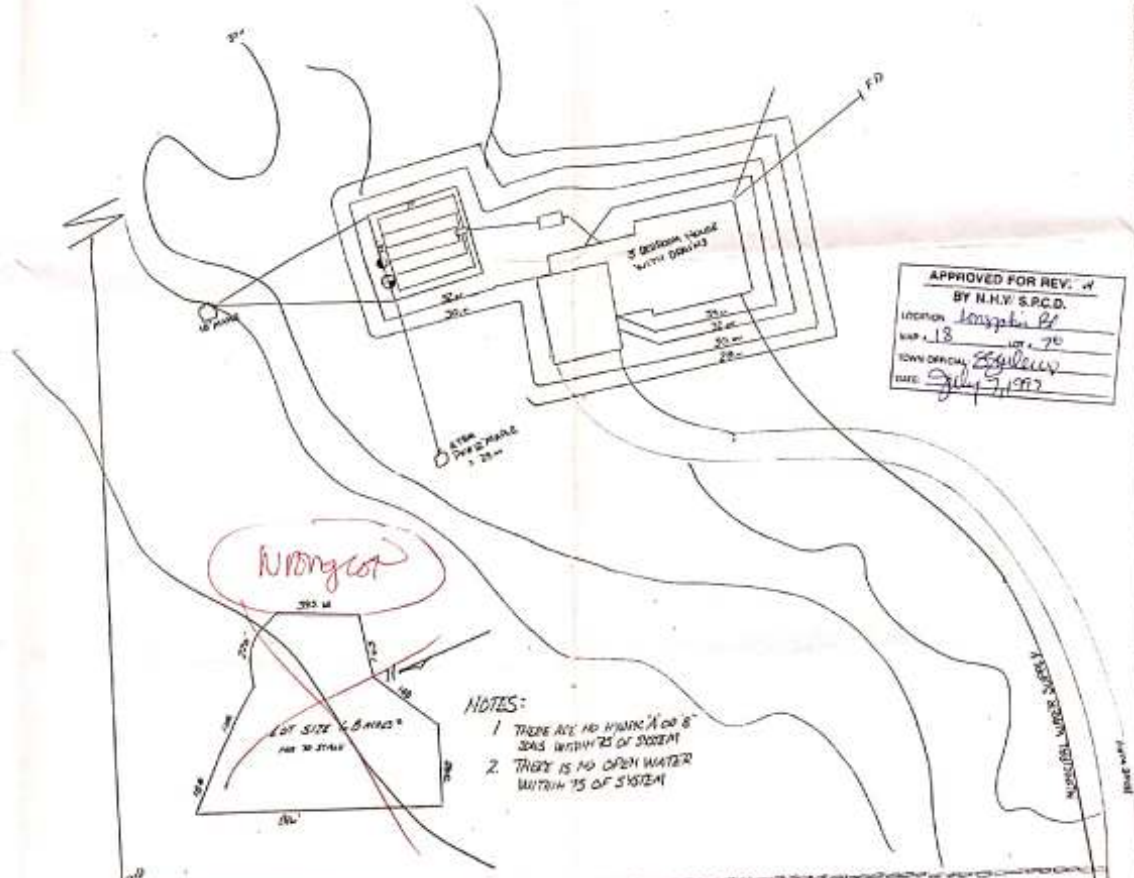
INSTALLATION REQUIREMENTS:

1. Installation of leach field shall be done by a licensed NH DES installer.
2. Remove all tree, roots and loam under field and fill slope area prior to placing fill material.
3. Place fill in 12 inch lifts, consolidate and rake backfill before next lift.
4. Sand fill to be medium textured (0.5 to 1.0mm).
5. All piping outside leaching area must be water tight at all connections with non-shrink hydraulic cement, or equivalent.
6. All septic stone shall be washed and free from lime. Place and stay cut sheet according to Env-Ws 1004.08.
7. All components to be laid level.
8. Well radius (is) (is not) entirely on lot. Adj well radius does (not)

RECOMMENDED OPERATING PROCEDURES:

1. Pump septic tank every two years.
2. Septic tank size (Is) (is not) designed for garbage grinder.
3. Use biodegradable detergents.
4. Water saving devices and procedures are recommended.
5. In case of failure this system will be rebuilt in place.

NOTE:
No liability is taken for this plan with respect to the installation unless the designer is contracted to inspect, approve and certify all materials and procedures used to install the system as designed.


APPROVED FOR REV. "A"
BY N.H.W.S.P.C.D.
LOCATION Hampton Pl
MAP 18 LOT 96
TOWN OFFICIAL
DATE July 7, 1999
3 BEDROOM HOUSE WITH DORMER
LP PROPANE
4" DIA. PIPE MARK
WRONG LOT
393 SF
LOT SIZE 4.8 ACRES
NOT TO SCALE
NOTES:
1. THERE ARE NO HYDRIC 'A OR B' SOILS WITHIN 75' OF SYSTEM
2. THERE IS NO OPEN WATER WITHIN 75' OF SYSTEM
MARSHFIELD MANOR SUBDIV.

TEST PIT DATA

DATE: 12/17/98
DEPTH TO LEDGE None
DEPTH TO ESHWT 28"
OBS. WATER 4

PERCOLATION DATA

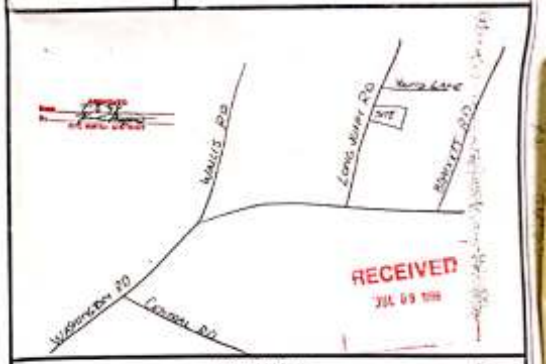
DATE: 12/5/98
DEPTH 22"
RATE: 4 MIN./IN.

SOILS DATA

U.S.D.A.
SOILS CLASSIFICATION
NOT NAMED IN SOILS
CAUTION FLOODED
SOILS BOOK
MAP NO. 21

TEST PIT LOG

0-3"	
3-16"	
16-28"	
28"-84"	



LOCATION PLAN

TOWN APPROVAL

STATE APPROVAL

LOT DATA

TAX MAP 12 LOT 96

SUBDIVISION NAME None
HIDES SUB. APP'L NO. 7 SACKS

OWNER DATA

NAME MAYNARD VOLPE
ADDRESS BOX 693
NSB, NH 03332

Designer of Subsurface Disposal Systems
Donald H. Graves
No. 1145

CUTTER CREEK DESIGNS
Leach Field Designs
Test Pit Analysis
Percolation Tests
Site Assessments
Donald H. Graves #1145
603-778-0668
5 Hillcrest Drive
Stratham, NH 03885

STATE OF NEW HAMPSHIRE
DEPARTMENT OF ENVIRONMENTAL SERVICES
WATER SUPPLY & POLLUTION CONTROL DIVISION
Engineer
Date 7/12/99

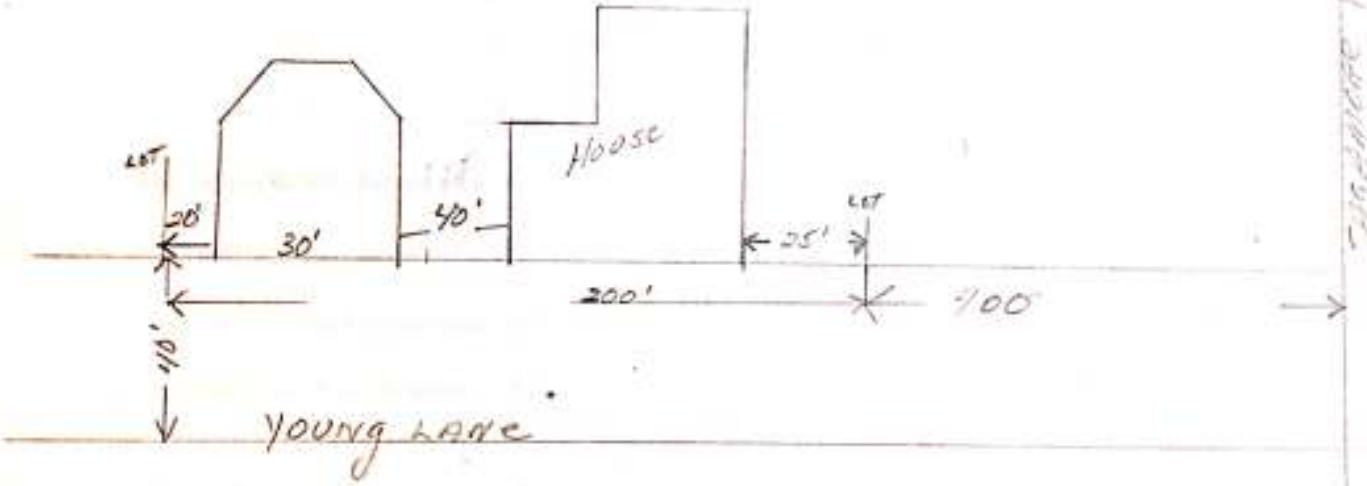
1999 018824

TOWN

Scanned with CamScanner

Eastern Research Associates, Inc.
261 West Newton Street • Boston, Massachusetts

SKETCH OF BARN FOR MR. YOUNG JR.



(640 Long John Road)

Scanned with CamScanner

Maynard Lains

RYE *Building Department C/O Final Checklist*

OIL Tank - Granby Canadian not UL

Address 640 LONGJOHN Map 18 Lot 76

#/Stories 2 #/Baths 3 #/Bedrooms 3 Other Finished Space ____ 2800 ~~II~~

FILL IS 2"

Basement Septic = CA1999018824A 10/4/99

Furnace municipal H_2O

	N/A	Pass	Fail
*Fire Dept. Approval. FD Official_____	___	___	___
*BTU Rating of unit____K/BTU	___	___	___
*Back flow prevention device	___	✓	___
*Temp & Press valve in place and within 3" of floor	___	✓	___
*Stack clearances OK. Pipe securely screwed	___	✓	___
*No clean outs and ash dumps in garage	___	✓	___
*All clean outs and ash dumps secured	___	✓	___
*Ash dumps clear of all combustibles	___	✓	___
*Solid wyth wall between appliance and other flues	___	✓	___
*All wood removed from bottom of hearth	___	✓	___
*Fireplace opening. Length____Width____Hearth____ (<6 sq.ft. 18 in. Min.>6 sq.ft. 20 in. Min.)	___	✓	___

(1) #
(2) Fill
(3) bond
(4) cond

Electrical

*Interior water piping ground. Water meter bonded	___	✓	___
*Main power panel. Amperage and circuit capacity	___	✓	___
*All circuits clearly labeld	___	✓	___
*GFCI receptacle located at panel and in cellar	___	✓	___

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This Permit expires 1 year from date of issue

BUILDING PERMIT

RYE, N.H.

May 11 19 99

PERMIT # № 3978

PERMISSION IS HEREBY GRANTED TO:

OWNER: Maynard + Joan Young TELEPHONE # 436-0477

LOCATION OF WORK: 640 Longcroft Rd TAX MAP # 18 LOT # 76

TO: ERECT: _____ ALTER: _____ PAVE: _____

DESCRIPTION: 3-BR, 2-car garage CA199901503S

2800± D

CONTRACTOR: D.D. Cook

ADDRESS: Greenland, NH TELEPHONE # 431-1960

COST OF CONSTRUCTION $185,000 PERMIT FEE $185D CK ✓ CASH ___

THIS PERMISSION IS GRANTED IN ACCORDANCE WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF RYE

SIGNED: _____

WILLIAM P. JENNESS, BUILDING INSPECTOR

THIS PERMIT TO BE POSTED AT WORK SITE

FLOOD PLAIN CERTIFICATE? YES/NO

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Application for Building Permit

RYE, NEW HAMPSHIRE

ESTIMATED COST: $185,000.00 DATE: 4/27/99

LOCATION OF PROPERTY: 640 Long John Road. - R18 LOT 076 MAP #: 18 LOT #: 76

OWNER: MAYNARD + JOAN YOUNG TELEPHONE: 436-0477

MAILING ADDRESS: P.O. Box 335 - Rye, NH

ZONING DISTRICT:

TOTAL LOT AREA: 117,841 sq - 2.7 Ac FRONTAGE: DEPTH:

SUBMITTALS REQUIRED WITH THIS COMPLETED APPLICATION:

1. Detailed building plans drawn to scale, including list of building materials to be used.
2. Site Plan showing perimeter of lot; outline of structures & additions; and exact distances from structure to lot lines.
3. Check payable to Town of Rye. Estimated Cost per $1000 x $10 (No charge under $1500)

CONTRACTOR: D.D. COOK BUILDERS, INC.

ADDRESS: P.O. BOX 697 GREENLAND, NH 03840 TELEPHONE: 431-1960

DESCRIPTION OF PROJECT: Single family cape style home with front farmers porch, 2 car attached garage, and rear open deck.

IS THE STRUCTURE LOCATED IN A SPECIAL FLOOD HAZARD AREA? NO

A) ALL NEW OR REPLACED HEATING SYSTEMS AND ANY AND ALL BUILDINGS TO BY USED BY THE PUBLIC MUST BE INSPECTED BY THE FIRE DEPARTMENT AND PROOF OF SAID INSPECTION SUPPLIED TO THE BUILDING INSPECTOR.

B) ARTICLE VIII, SEC. 802 OF THE RYE ZONING ORDINANCE STATES:
"NO NEW BUILDING OR STRUCTURE OR MAJOR RECONSTRUCTION OR ADDITION SHALL BE OCCUPIED OR USED, IN WHOLE OR IN PART, UNTIL A CERTIFICATE OF OCCUPANY SHALL HAVE BEEN ISSUED BY THE BUILDING INSPECTOR."

I certify that the information given is true and correct to the best of my knowledge. No change from the above or attached information will be made without approval of the Building Inspector. Construction will NOT begin until a Building Permit is issued. (Subject to Code requirements)"

Donald D. Cook, President
SIGNATURE OF APPICANT D.D. Cook Builders, Inc
(If not Owner, state relationship) (Contractor)

For Office Use Only

APPLICATION APPROVED: PERMIT #: 3978 APPLICATION DENIED:

APPLICATION REQUIRES THE FOLLOWING REVIEW(S):

- ☐ SITE REVIEW
- ☐ BOARD OF AJUSTMENT
- ☐ HISTORIC DISTRICT COMMISSION
- ☐ FLOOD PLAIN DISTRICT
- ☐ Coastal Area Overlay District

DATE

BUILDING INSPECTOR

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PROVAL FOR CONSTRUCTION

CA1999015035

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03302-0095

APPROVAL NO. CA1999015035

D SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR: CA 1999 015035

MAYNARD L YOUNG
PO BOX 335
RYE NH 03870-

Map No./Lot No.: 018 / 076
Subd. Appvl. No.: 6-8 ACRE LOT
Subd. Name:
County: ROCKINGHAM
Registry Book No.: 2157
Registry Page No.: 193
Probate Docket No.: (If Applicable)

COPY SENT TO:

BUILDING INSPECTOR
10 CENTRAL RD
RYE NH 03870

Type of System: 3 BR
450 GPD
Town/City Location: RYE
Street Location: LONG JOHN RD

BY APPLICANT: PERMIT NO.

DONALD GRAVES
5 HILLCREST DR
STRATHAM NH 03885

ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES IN PLANS AS INDICATED BELOW CONDITIONS

1. NO OPERATIONAL APPROVAL UNTIL WATER SERVICE IS AT LOT LINE.
2. APPROVED WITH A MUNICIPAL WATER SUPPLY ONLY.

Dennis Plante
431-8141

Approved this date: 02/03/1999
By: JOHN C BAAS
N.H. Department of Environmental Services Staff
Date amended:
Amended by:

(OVER)

REVISED 6/97

OWNER'S

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YOUNG

ENERGY AUDIT

NHcheck COMPLIANCE REPORT
New Hampshire Energy Code
NHcheck Software Version 1.0

TITLE: MAYNARD YOUNG RESIDENCE

CITY: All Locations
STATE: New Hampshire
HDD: 7554
CONSTRUCTION TYPE: Single Family
DATE: 4-2-1999
DATE OF PLANS: 4/2/99

COMPANY INFORMATION:
D.D.COOK BUILDERS INC.

COMPLIANCE: PASSES

Maximum UA = 463
Your Home = 406
12.3% Better Than Code

	Area or Perimeter	Cavity R-Value	Cont. R-Value	Glazing/Door U-Value	UA
CEILINGS	842	38.0	0.0		25
WALLS: Wood Frame, 16" O.C.	2304	19.0	0.0		138
GLAZING: Windows or Doors	312			0.470	147
DOORS	48			0.080	4
DOORS	24			0.310	7
FLOORS: Over Unconditioned Space	1812	19.0	0.0		85
HVAC EQUIPMENT: Furnace, 87.0 AFUE					

COMPLIANCE STATEMENT: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the requirements of the New Hampshire Energy Code.

Builder/Designer Donald O. Cook, Pres. Date 4/28/99
D.D. Cook Builders, Inc.

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This Permit expires 1 year from date of issue

BUILDING PERMIT

RYE, N.H.

Jan 9 1992

PERMIT # 1652

PERMISSION IS HEREBY GRANTED TO: Possible owner

OWNER: Maynard Young (Bryan Costello)

LOCATION OF WORK: Long John Rd. 599

TO: ERECT: _____ ALTER: _____ PAVE: _____

DESCRIPTION: Test Pit

CONTRACTOR: N.H. Soils J. Sheppard

ADDRESS: Newmarket NH TELEPHONE: —

COST OF CONSTRUCTION 10 — PERMIT FEE 10 — CK ✓ CASH —

THIS PERMISSION IS GRANTED IN ACCORDANCE WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF RYE.

SIGNED: William R Jenness

WILLIAM R. JENNESS, BUILDING INSPECTOR

THIS PERMIT TO BE POSTED AT WORK SITE

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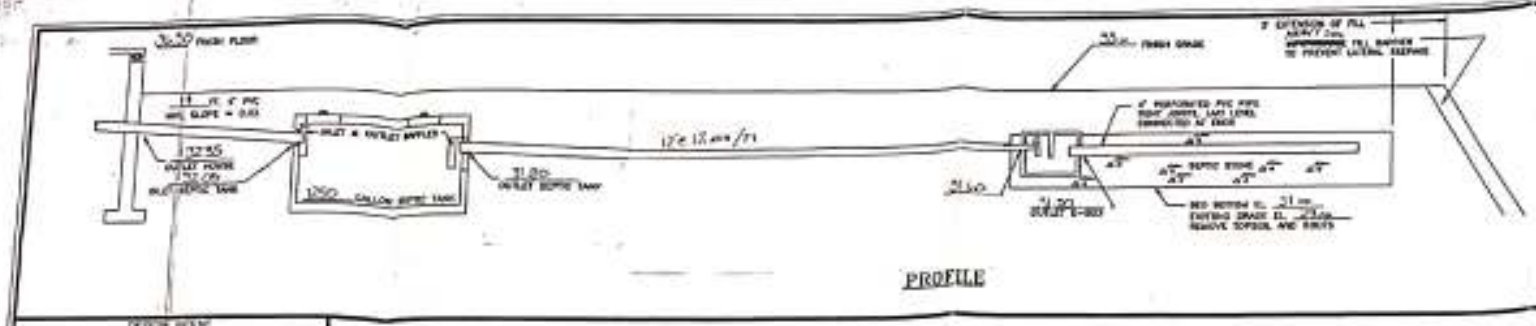
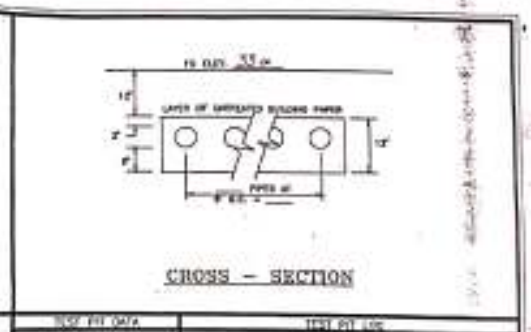




DESIGN ITEM

BED BOTTOM TO BE SET
NO MORE THAN / NO LESS THAN
___" ABOVE / BELOW EXISTING GRADE
AT HIGH END / MIDPOINT OF FIELD
TO MAINTAIN 4' - 0" VERT. SEPARATION
FROM BEDROCK / ESHWT

DESIGN CRITERIA

4 BEDROOMS X 150 GPD/BR = 450 GPD
PERC. RATE = ___ MIN./IN.
___ SF BOTT.
150 SF PERC. (225 ÷ 50 =)

NOTES

[illegible] Width: 3' + 3'

	Single Pass	Loop/2 Pass
Pre-Cover Depth	12	12
Original Soil	24	24
Percolation rate zone	12	12
Percolation rate value	6	12
Culvert Opening	42	72
Designated wetlands yard	50	50
Water line (pressure)	10	50
Water line (suction)	50	100

INSTALLATION REQUIREMENTS:

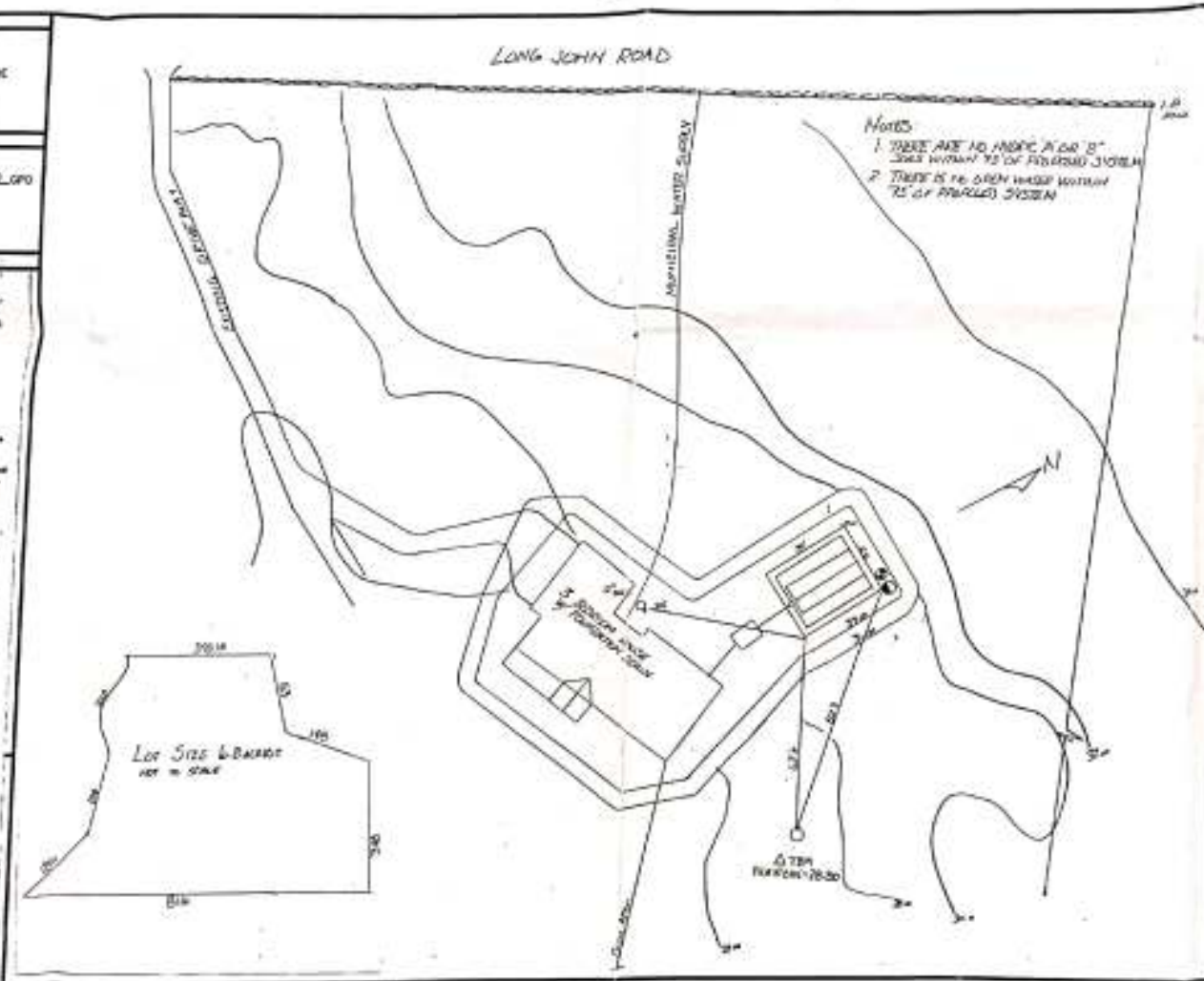
1. Installation of leach field shall be done by a Licensed DEP SDS Installer.
2. Remove all trees, stumps and loam under field and fill slope area prior to placing fill material.
3. Place fill in 12 inch lifts, scarifyance and ease backfill before setting tanks.
4. Sand fill to be medium textured (0.5 to 1.0mm).
5. All piping outside building area must be water tight at all connections with non-shrink hydraulic cement, or equivalent.
6. All septic areas shall be marked and free from litter. Flags and stakes used according to DEP 310.CMR.
7. All components to be laid level.
8. Wall outlet tee to be set vertical on inv. See wall release form. N/A

RECOMMENDED OPERATING PROCEDURES:

1. Keep septic tank access tee plugs.
2. Septic tank size (1250 gal) designed for garbage grinder.
3. Use biodegradable detergents.
4. Water saving devices and procedures are recommended.
5. In case of failure this system will be suitable in place.

NOTE:

No liability is taken for this plan with respect to the construction accepts the designer is instructed to inspect, approve and certify all materials and procedures used to install the system as designed.


LONG JOHN ROAD
MUNICIPAL WATER SUPPLY
Notes
1. THERE ARE NO PUBLIC WELLS WITHIN 75' OF PROPOSED SYSTEM
2. THERE IS NO OPEN WATER WITHIN 75' OF PROPOSED SYSTEM
3 BEDROOM HOME
4 FOUNDATION DRAIN
Lot Size & Bounds
NOT TO SCALE
N

TEST PIT DATA

DATE: 12/1/98
DEPTH TO LEDGE: [illegible]
DEPTH TO ESHWT: [illegible]
OBS. WATER: 0

PERCOLATION DATA

DATE: 12/1/98
DEPTH: 24
RATE: 6 MIN./IN.

SOILS DATA

U.S.D.A. SOILS CLASSIFICATION
[illegible]
SOIL SERIES
[illegible]
MAP NO.
21

TEST PIT LOG

0'-5'	[illegible]
5'-10'	[illegible]
10'-26'	[illegible]
26'-84'	[illegible]

LOCATION PLAN

TOWN APPROVAL

STATE APPROVAL

LOT DATA

TAX MAP 18 LOT 96
SUBDIVISION NAME NONE
WHERE SUBD. APPR. NO. [illegible]

OWNER DATA

NAME [illegible]
ADDRESS [illegible]

Designer of Subsurface Disposal Systems and Donald H. Davis No. 1144

CUTTER CREEK DESIGNS

Leach Field Designs
Test Pit Analysis
Percolation Tests
Site Assessments

Donald H. Davis #1144
603-776-6603
Gilmanton, NH 03837

TOWN

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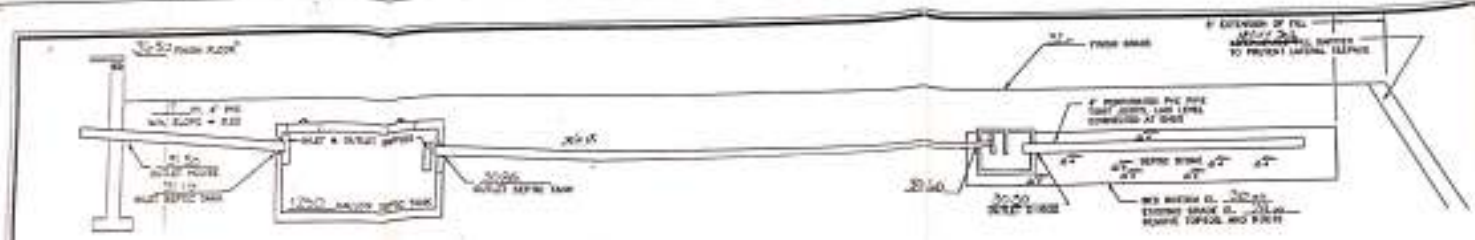
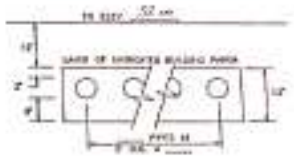


PROFILE



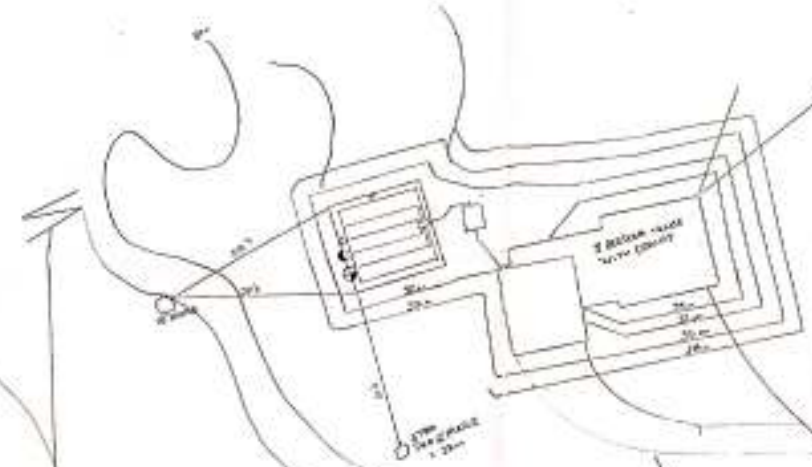
CROSS - SECTION

TEST PIT DATA

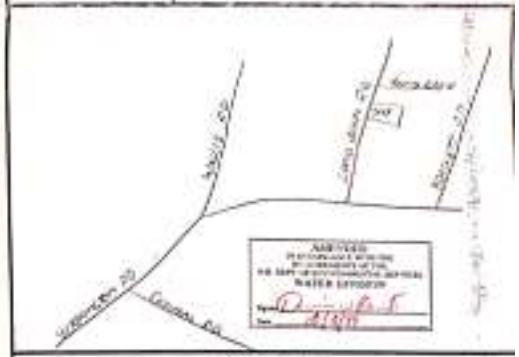
TEST PIT LOG

PERCOLATION DATA

SOILS DATA



APPROVED FOR REVIEW
BY N.H.W.S.P.C.D.



LOCATION PLAN

TOWN APPROVAL

STATE APPROVAL

LOT DATA

OWNER DATA

CUTTER CREEK DESIGNS

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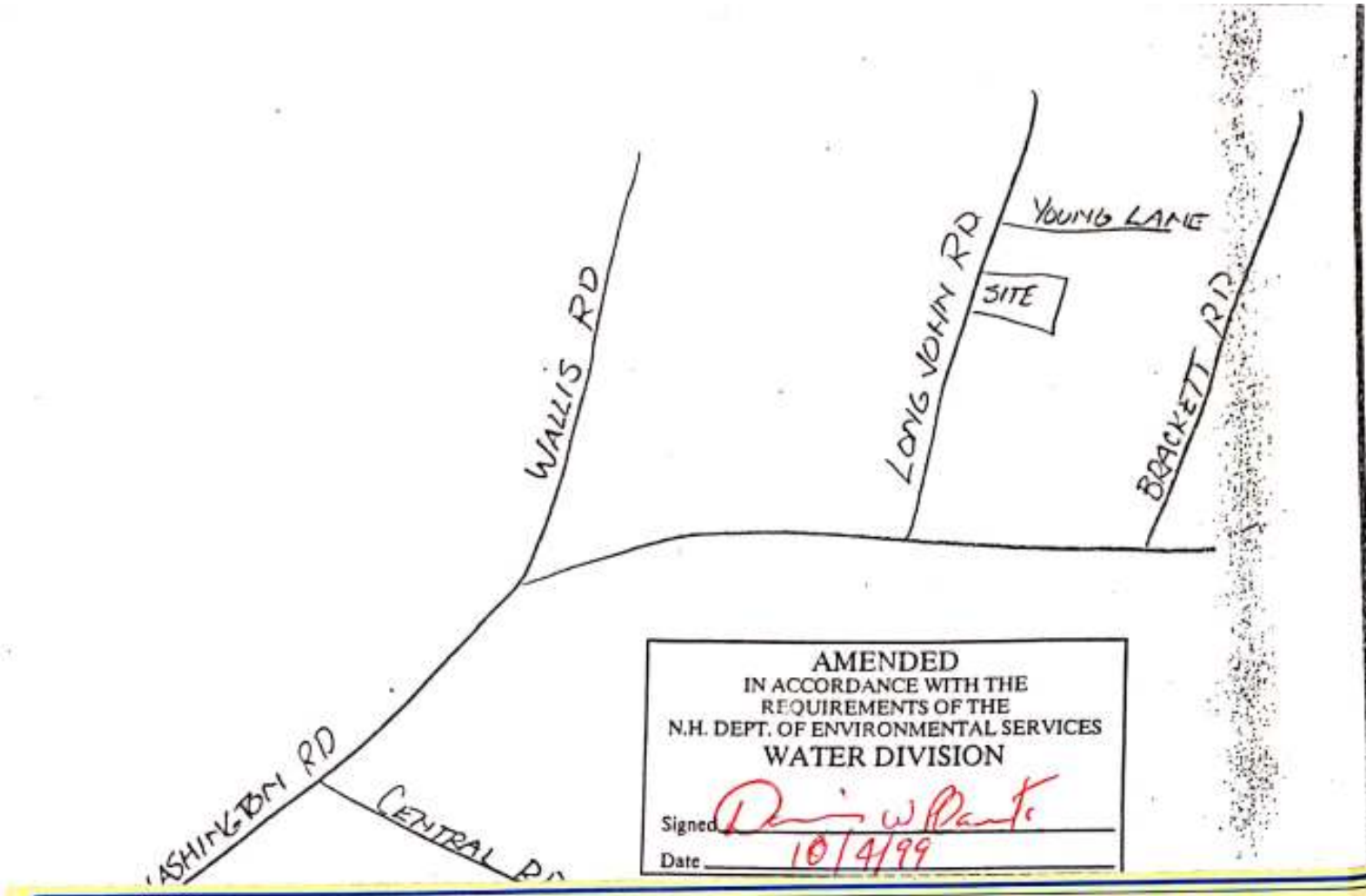

AMENDED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
N.H. DEPT. OF ENVIRONMENTAL SERVICES
WATER DIVISION

Signed D W Plante

Date 10/4/99

APPROVAL FOR OPERATION

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03302-0095

CA1999018824 A — APPROVAL NO CA1999018824 A

AMENDED DUE TO: relocation of tank Replaces CA 1999015035

OWNER:

— MAYNARD L YOUNG
PO BOX 335
RYE NH 03870-

COPY SENT TO:

— BUILDING INSPECTOR
10 CENTRAL RD
RYE NH 03870

Map No./Lot No.: 018/76
Subd. Appvl. No.: 5+ ACRES
Subd. Name:
County: ROCKINGHAM
Registry Book No.: 2157
Registry Page No.: 193
Probate Docket No.: (If Applicable)

Type of System: O
3 BR
450 GPD

Town/City Location: RYE

Street Location: LONG JOHN RD

Installer R Robinson Permit No. 659

☐ Owner Installed For His/Her Domicile

Was Inspected On (Date) 8/27/99 9/22/99 PGH
Before Covering And Is Hereby Approved For Use.

Date Approved: 10/4/99

By: D W Plante for PG Hammer
Authorized Agent Of N.H. Department of Environmental Services

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure. (RSA 485-A:37)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (Env-Ws 410.05)

(OVER)

REVISED 6/97

TOWNS

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Scanned with CamScanner

RIGHT ELEVATION
1/4"

NOTE
GRILLS IN WINDOWS, BETWEEN THE GLASS + UPPER SASH ONLY

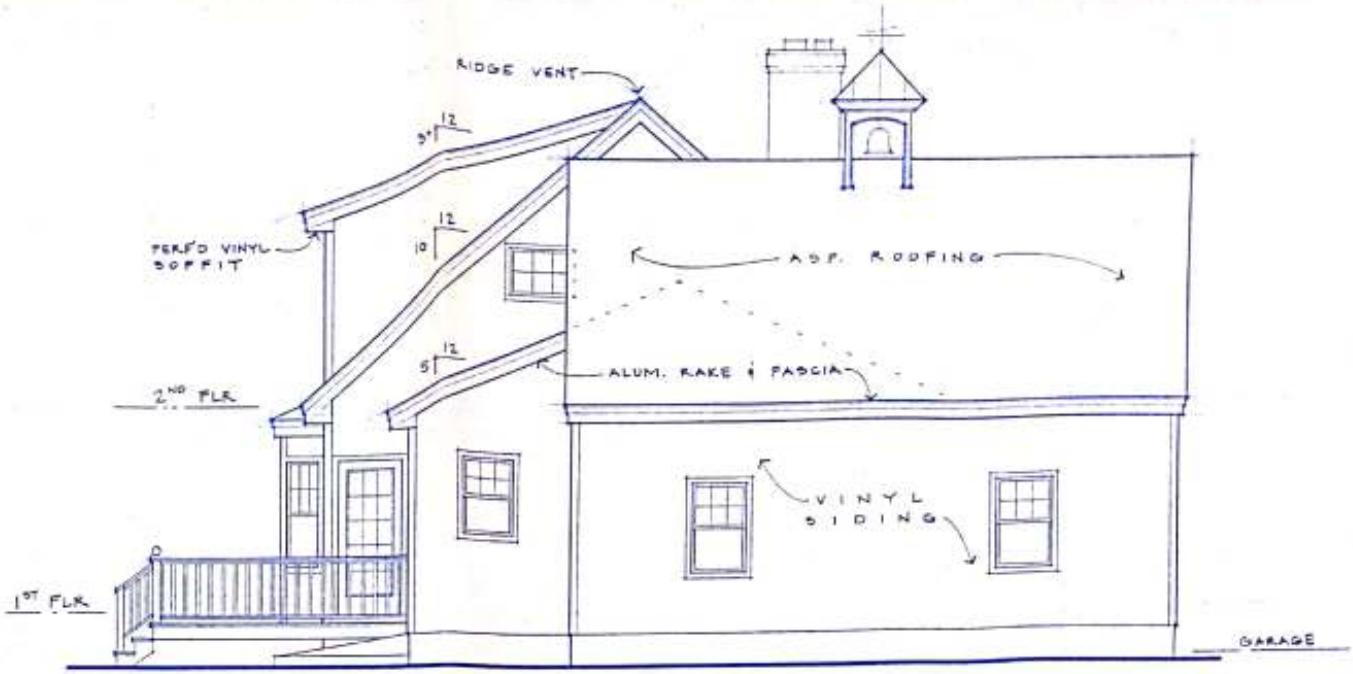
ENTRY ELEVATION
1/4" = 1'-0"

COVERT ARCHITECTURE
NO. HAMPTON, N.H. (603) 964-6759

MR. & MRS. YOUNG RESIDENCE
RYE, N.H.
D.D. CODA BUILDERS, INC.

FEB. 1999

A-1

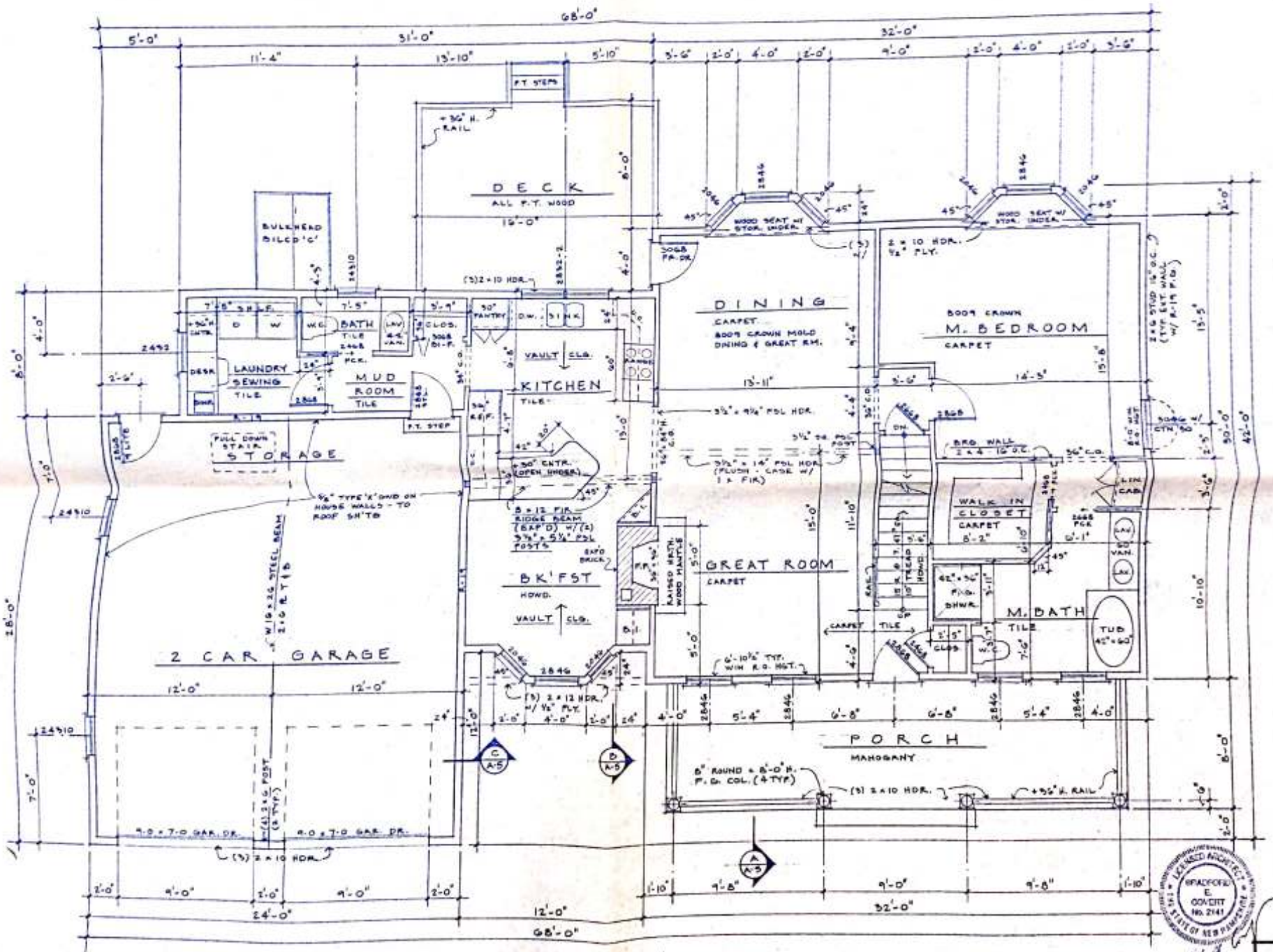


LEFT ELEVATION
1/4"

REAR ELEVATION
1/4"

A-2

Scanned with CamScanner



ENTRY LEVEL PLAN

¼" = 1'-0"

LICENSED ARCHITECT
BRADFORD E. COVERT
No. 2141
STATE OF NEW MEXICO

A-3

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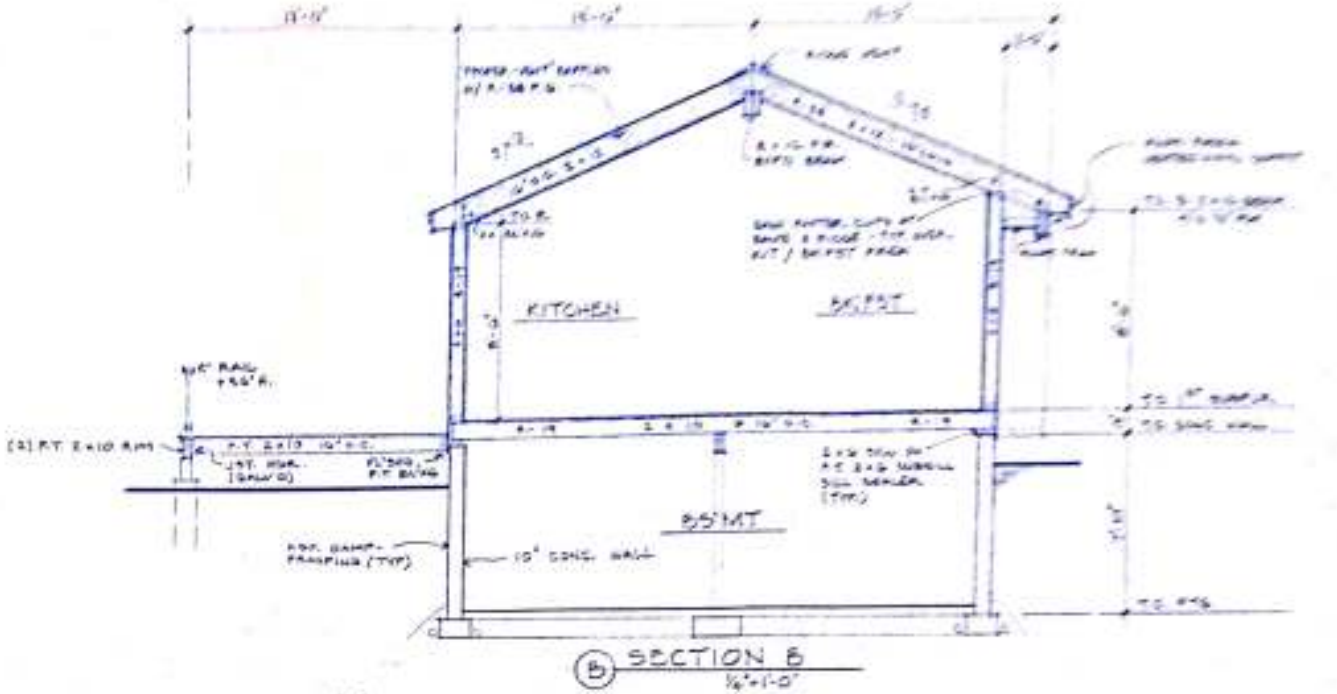
Scanned with CamScanner

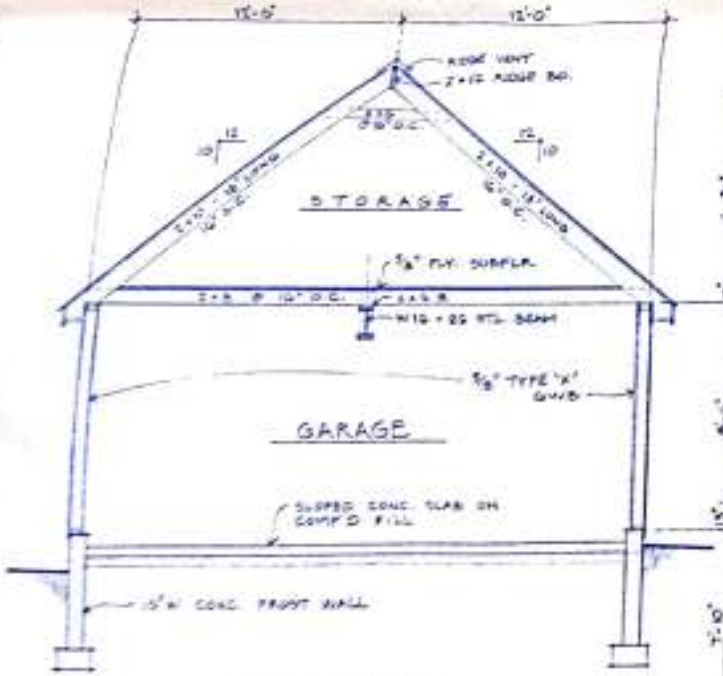
SECOND LEVEL PLAN

1/4" = 1'-0"

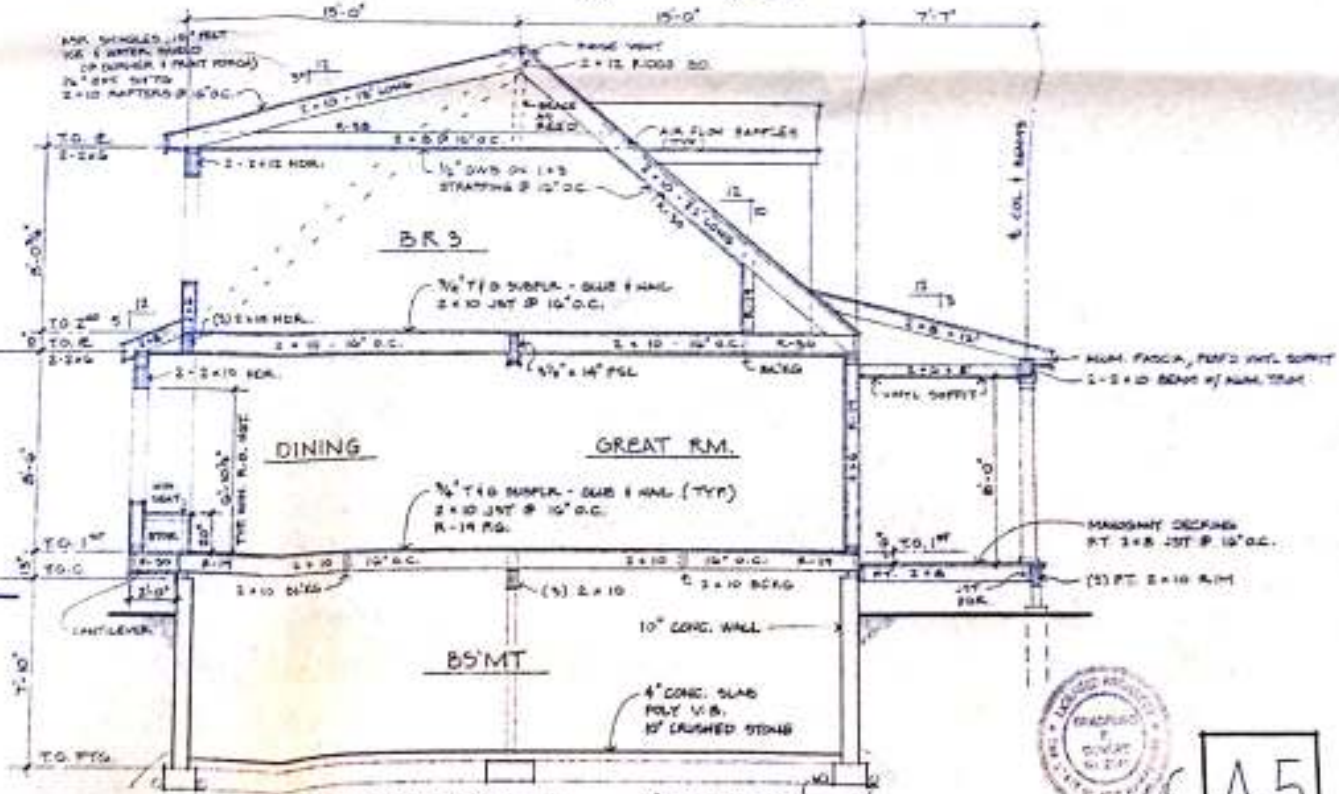
A-4



B SECTION B
1/4"=1'-0"



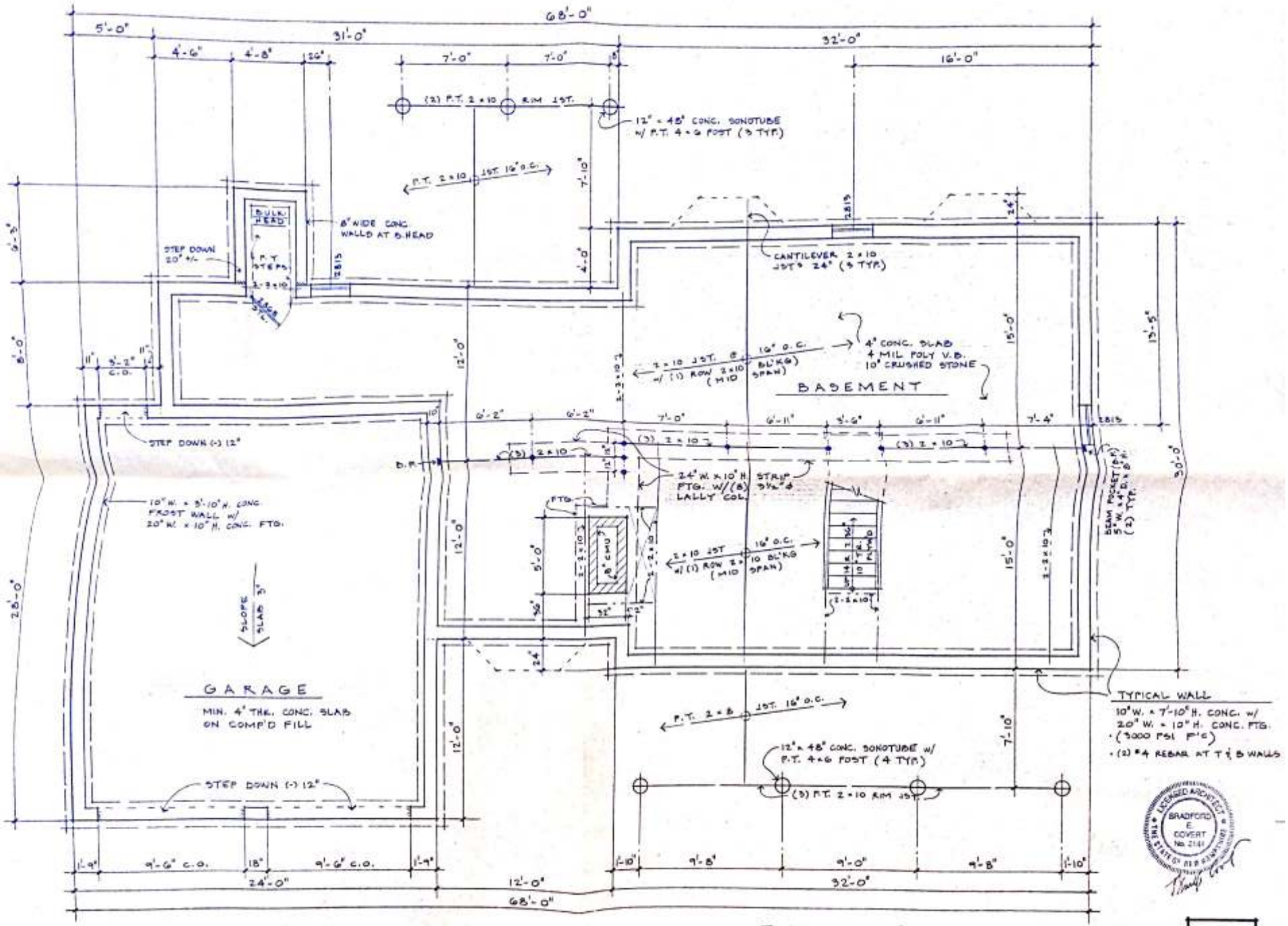
C SECTION C
1/4"=1'-0"



A SECTION A
1/4"=1'-0"

A-5

Scanned with CamScanner



FOUNDATION PLAN
FRAMING PLAN

1/4" = 1'-0"

S-1

Scanned with CamScanner